

**Williamson County, Tennessee
Zoning Ordinance Update**



Draft Review Version

Module 2: Revised

FEBRUARY 6, 2012

TABLE OF CONTENTS

| | |
|--|------------|
| Article 1: General Provisions..... | 1-1 |
| Section 1.01: Title | 1-1 |
| Section 1.02: Authority..... | 1-1 |
| Section 1.03: General Purpose and Intent | 1-1 |
| Section 1.04: Applicability and Jurisdiction..... | 1-2 |
| Section 1.05: Conformance with the Comprehensive Land Use Plan | 1-2 |
| Section 1.06: Relationship with Other Laws..... | 1-2 |
| Section 1.07: Official Zoning Map | 1-3 |
| Section 1.08: Transitional Rules..... | 1-5 |
| Section 1.09: Use of Graphics, Illustrations, Figures, and Cross-References..... | 1-6 |
| Section 1.10: Severability | 1-6 |
| Section 1.11: Burden of Proof | 1-7 |
| Article 2: Administration..... | 2-1 |
| Section 2.01: Purpose | 2-1 |
| Section 2.02: Review and Decision Making Bodies | 2-1 |
| Article 3: Common Review Procedures | 3-1 |
| Section 3.01: Authority to File Applications | 3-1 |
| Section 3.02: Fees | 3-1 |
| Section 3.03: Submission Schedule | 3-1 |
| Section 3.04: Pre-Application Conference | 3-1 |
| Section 3.05: Water and Sewer Availability | 3-2 |
| Section 3.06: Application Submission | 3-2 |
| Section 3.07: Determination of Application Completeness | 3-2 |
| Section 3.08: Preparation of Staff Report | 3-3 |
| Section 3.09: Scheduling Public Hearings..... | 3-4 |
| Section 3.10: Notice for Public Hearings..... | 3-4 |
| Section 3.11: Public Hearing Procedures..... | 3-6 |
| Section 3.12: Deferral of Application | 3-7 |
| Section 3.13: Withdrawal of Application | 3-7 |
| Section 3.14: Conditions of Approval..... | 3-7 |
| Section 3.15: Notification of Decision..... | 3-7 |
| Section 3.16: Examination and Copying of Application and Other Document | 3-8 |
| Section 3.17: Simultaneous Processing of Applications..... | 3-8 |
| Section 3.18: Lapse of Approval | 3-8 |
| Article 4: Official Zoning Map or Zoning Text Amendments..... | 4-1 |
| Section 4.01: Purpose and Intent | 4-1 |
| Section 4.02: Authority..... | 4-1 |
| Section 4.03: Initiation..... | 4-1 |
| Section 4.04: Procedure | 4-1 |
| Section 4.05: Map Amendment Standards..... | 4-2 |
| Section 4.06: Zoning Text Amendment Standards..... | 4-2 |

| | | |
|---|--|-------------|
| Section 4.07: | Effect of Decision | 4-3 |
| Section 4.08: | Repeat Applications..... | 4-3 |
| Article 5: Special Uses, Variances, and Appeals | | 5-1 |
| Section 5.01: | Special Use | 5-1 |
| Section 5.02: | Variance | 5-3 |
| Section 5.03: | Appeal | 5-5 |
| Article 6: Minor and Major Site Plans | | 6-1 |
| Section 6.01: | Minor Site Plan..... | 6-1 |
| Section 6.02: | Major Site Plan | 6-2 |
| Article 7: Sign Permits | | 7-1 |
| Section 7.01: | Purpose and Intent | 7-1 |
| Section 7.02: | Applicability | 7-1 |
| Section 7.03: | Authority..... | 7-1 |
| Section 7.04: | Initiation..... | 7-1 |
| Section 7.05: | Procedure | 7-1 |
| Section 7.06: | Sign Permit Review Standards | 7-1 |
| Article 8: Zoning Certificates, Temporary Use Permits, and Building Permits..... | | 8-1 |
| Section 8.01: | Zoning Certificate | 8-1 |
| Section 8.02: | Temporary Use Permit..... | 8-2 |
| Section 8.03: | Building Permit | 8-4 |
| Article 9: Interpretations..... | | 9-1 |
| Section 9.01: | Purpose and Intent (Existing Sec. 10310) | 9-1 |
| Section 9.02: | Authority..... | 9-1 |
| Section 9.03: | Initiation..... | 9-1 |
| Section 9.04: | Procedure | 9-1 |
| Section 9.05: | Interpretation Review | 9-1 |
| Section 9.06: | Effect of an Interpretation | 9-2 |
| Section 9.07: | Fees..... | 9-3 |
| Section 9.08: | Appeal | 9-3 |
| Article 10: Zoning Districts | | 10-1 |
| Section 10.01: | General Provisions | 10-1 |
| Section 10.02: | Base Zoning Districts..... | 10-3 |
| Section 10.03: | Overlay District..... | 10-24 |
| Section 10.04: | Permitted Encroachments into Required Setbacks | 10-24 |
| Section 10.05: | Exempt Lots | 10-24 |
| Section 10.06: | Summary Table of Dimensional Standards | 10-25 |
| Article 11: Use Regulations | | 11-1 |
| Section 11.01: | Use Table..... | 11-1 |
| Section 11.02: | Use Classifications and Use Categories | 11-8 |
| Section 11.03: | Use-Specific Standards | 11-20 |
| Section 11.04: | Accessory Uses and Structures | 11-61 |
| Section 11.05: | Temporary Uses and Structures | 11-71 |

| | |
|---|-------------|
| Article 12: Conservation Subdivision Standards | 12-1 |
| Section 12.01: Purpose | 12-1 |
| Section 12.02: Requirements for Eligibility | 12-1 |
| Section 12.03: Procedural Elements..... | 12-1 |
| Section 12.04: Design Standards | 12-2 |
| Article 13: Resource Protection Standards..... | 13-1 |
| Section 13.01: Purpose | 13-1 |
| Section 13.02: Waterway Protection Standards..... | 13-3 |
| Section 13.03: Steep Topography and Slippage Soil Protection Standards..... | 13-3 |
| Section 13.04: Karst Topography Protection Standards..... | 13-6 |
| Section 13.05: Special Flood Hazard Area Protection Standards..... | 13-8 |
| Section 13.06: Wetland Protection Standards | 13-19 |
| Section 13.07: Woodland and Tree Protection Standards | 13-20 |
| Section 13.08: Historic and Cultural Resource Protection Standards..... | 13-24 |
| Article 14: Open Space Set-Aside Standards..... | 14-1 |
| Section 14.01: Purpose | 14-1 |
| Section 14.02: Applicability | 14-1 |
| Section 14.03: General Standards..... | 14-1 |
| Section 14.04: Design Standards for Open Space Set-Asides | 14-2 |
| Section 14.05: Protection and Maintenance..... | 14-3 |
| Article 15: Landscaping and Bufferyards | 15-1 |
| Section 15.01: Purpose (New) | 15-1 |
| Section 15.02: Applicability | 15-1 |
| Section 15.03: General Provisions (Revised Division 7300) | 15-1 |
| Section 15.04: Parking Area Landscaping..... | 15-3 |
| Section 15.05: Streetscape Landscaping Required | 15-4 |
| Section 15.06: Bufferyard Landscaping Required..... | 15-4 |
| Article 16: Performance Standards..... | 16-1 |
| Section 16.01: Purpose | 16-1 |
| Section 16.02: Noise Standards..... | 16-1 |
| Section 16.03: Outdoor Lighting Standards..... | 16-2 |
| Section 16.04: Outdoor Display and Sales..... | 16-4 |
| Section 16.05: Outdoor Storage | 16-4 |
| Section 16.06: Homeowners' and Property Owners' Association Standards | 16-4 |
| Section 16.07: Performance Guarantees | 16-6 |
| Article 17: Access, Off-Street Parking, and Loading Standards..... | 17-1 |
| Section 17.01: Purpose | 17-1 |
| Section 17.02: Roadway and Access Standards | 17-1 |
| Section 17.03: Access Easements | 17-3 |
| Section 17.04: Sidewalks | 17-3 |
| Section 17.05: Off-Street Parking, Loading, and Drive-Through General Standards | 17-4 |
| Section 17.06: Off-Street Parking Standards..... | 17-4 |
| Section 17.07: Design of Parking Spaces and Aisles..... | 17-9 |

| | |
|--|-------------|
| Section 17.08: Alternative Parking Options | 17-12 |
| Section 17.09: Off-Street Loading Standards | 17-14 |
| Section 17.10: Drive-Through Requirements..... | 17-15 |
| Article 18: Signage | 18-1 |
| Section 18.01: Purpose | 18-1 |
| Section 18.02: Applicability | 18-1 |
| Section 18.03: Computations | 18-1 |
| Section 18.04: Sign Permit Requirements | 18-2 |
| Section 18.05: Prohibited Signs | 18-3 |
| Section 18.06: General Sign Regulations | 18-3 |
| Section 18.07: Permitted Permanent Signs | 18-4 |
| Section 18.08: Permitted Temporary Signs..... | 18-7 |
| Article 19: Road Capacity Adjustment..... | 19-1 |
| Section 19.01: Purpose | 19-1 |
| Section 19.02: Applicability | 19-1 |
| Section 19.03: General Provisions | 19-1 |
| Section 19.04: Capacity Adjustment Procedure..... | 19-2 |
| Section 19.05: Traffic Study Requirements..... | 19-3 |
| Section 19.06: Roadway Capacity Modification Options..... | 19-4 |
| Section 19.07: Amendments | 19-20 |
| Article 20: Nontraditional Wastewater Treatment and Disposal Systems..... | 20-1 |
| Section 20.01: Purpose | 20-1 |
| Section 20.02: Authority..... | 20-1 |
| Section 20.03: Jurisdiction | 20-1 |
| Section 20.04: Interpretation, Conflict and Separability..... | 20-2 |
| Section 20.05: Submittal and Review Process..... | 20-2 |
| Section 20.06: Design Development Report Required Information | 20-4 |
| Section 20.07: Detailed Soil Investigation Report Required Information | 20-6 |
| Section 20.08: Assurance for Completion and Operation of Improvements (Bonding Requirements) 20-8 | |
| Section 20.09: Ownership of Wastewater Treatment and Disposal System Site | 20-10 |
| Section 20.10: Compliance with State Regulations and Guidelines..... | 20-11 |
| Section 20.11: Additional Requirements for Drip Emitter Systems | 20-11 |
| Section 20.12: Additional Requirements Applicable To All Treatment and Disposal Systems..... | 20-14 |
| Section 20.13: Auxiliary Disposal Sites | 20-16 |
| Article 21: Nonconformities | 21-1 |
| Section 21.01: Nonconformities Generally | 21-1 |
| Section 21.02: Nonconforming Uses | 21-2 |
| Section 21.03: Nonconforming Structures | 21-4 |
| Section 21.04: Nonconforming Lots | 21-5 |
| Section 21.05: Nonconforming Signs | 21-5 |
| Section 21.06: Other Legal Nonconformities | 21-6 |
| Article 22: Enforcement..... | 22-1 |
| Section 22.01: Purpose | 22-1 |

Article 10: Zoning Districts

Section 10.01: General Provisions

(A) COMPLIANCE WITH DISTRICT STANDARDS (NEW SECTION)

No land within the unincorporated area of the County shall be developed or used except in accordance with the zoning district regulations of this Article and all other applicable regulations of this Ordinance including, but not limited to, [Article 11: Use Regulations](#) and [Article 12: Conservation Subdivision Standards](#) through [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#).

(B) ESTABLISHMENT OF ZONING DISTRICTS

(1) Establishment of Zoning Districts (Combined, Revised Div. 3000 and 3100)

- a) The unincorporated areas of Williamson County, Tennessee are hereby divided into zoning districts of such number and character as are necessary to achieve compatibility of uses within each district, to implement the Williamson County Comprehensive Land Use Plan, and to achieve the other purposes of this Ordinance. (See [Article 1: General Provisions](#).)
- b) [Table 10.01-I: Zoning Districts Established](#), sets out the zoning districts established as part of this Ordinance.
- c) For the purpose of this Ordinance, all land and water areas in the County are hereby divided into the zoning districts established in [Table 10.01-I: Zoning Districts Established](#). Districts are grouped into base and overlay zoning districts.

| TABLE 10.01-I: ZONING DISTRICTS ESTABLISHED ⁹ | |
|--|--|
| ABBREVIATION | NEW ZONING DISTRICT NAME |
| BASE ZONING DISTRICTS | |
| A | Voluntary Agricultural District |
| RP-5 | Rural Preservation District 5 |
| RD-5 | Rural Development District 5 |
| RP-1 | Rural Preservation District 1 |
| RD-1 | Rural Development District 1 |
| SIC | Suburban Infill and Conservation |
| MGA-1 | Municipal Growth Area District 1 |
| MGA-5 | Municipal Growth Area District 5 |
| H | Hamlet District |
| V | Village District |
| CGV | College Grove Village District ¹⁰ |

⁹ See Section 1.07 of this draft Ordinance for the translation table between existing zoning districts and the new zoning districts established in this table.

¹⁰ The CGV, GV, LFV, and TV districts are currently serving as placeholders for various village districts until such a time as the special area plan has been completed and recommendations can be incorporated into the district language.

| TABLE 10.01-I: ZONING DISTRICTS ESTABLISHED ⁹ | |
|--|---|
| ABBREVIATION | NEW ZONING DISTRICT NAME |
| GV | Grassland Village District |
| LFV | Leiper's Fork Village District |
| TV | Triune Village District |
| NC | Neighborhood Conservation District |
| NCMH | Neighborhood Conservation Manufactured Housing District |
| 840C | 840 Center District |
| | OVERLAY ZONING DISTRICT |
| AP | Airport Overlay District |

(2) Relationship of Overlay Districts to Base Districts

- a) Where land is classified into an overlay zoning district as well as a base zoning district, the regulations governing development in the overlay zoning district shall apply in addition to the regulations governing the underlying base district.
- b) In the event of an express conflict between the standards of the overlay zoning district and the base zoning district, the standards governing the overlay district shall control.

(C) ESTABLISHMENT OF ZONING FOR PARCELS DE-ANNEXED BY MUNICIPALITIES OF WILLIAMSON COUNTY

Upon notification of a legal de-annexation by any municipality of Williamson County of any parcel, said parcel shall be a part of Williamson County's jurisdiction. In order to assure that this parcel conforms to the Williamson County Comprehensive Land Use Plan, the following zoning provisions shall apply:

- (1) Upon notification of legal de-annexation, said parcel shall be designated a part of the RP-5 zoning district if the parcel is located west of Interstate 65 and designated a part of the RD-5 zoning district if the parcel is located east of Interstate 65.
- (2) No later than 90 days following this notice of legal de-annexation, the Planning Commission shall recommend to the County Commission a zoning classification that conforms to the Williamson County Comprehensive Land Use Plan pursuant to a zoning map amendment procedure (See [Section 4.05: Map Amendment Standards](#)).

Section 10.02: Base Zoning Districts¹¹

(A) VOLUNTARY AGRICULTURAL DISTRICT (A)

(1) Purpose and Intent

- a) The primary purpose of the Voluntary Agricultural District (A) is to provide for areas in the County where the primary use of the land is in support of rural economy uses, with residential uses allowed secondarily in a form and context that is consistent with the general open and rural character of the rural economy uses. Furthermore, it is the intent of this district to protect the agricultural industry of Williamson County by allowing for a broader range of rural economy uses, including traditional and new agricultural uses (agriculture, horticulture and animal husbandry), agriculture support and basic services directly associated with on-going agricultural activities, and low impact non-rural uses that can be developed in ways that are consistent with the rural character of the rural economy uses through mitigation or other standards.
- b) This district is a voluntary district in that only a property owner or an agent, with authorization from the property owner, may submit an application requesting a zoning map amendment to the A district.

(2) Dimensional Standards

- a) [Table 10.02-1](#) establishes the dimensional standards for the A district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.02-1: DIMENSIONAL STANDARDS FOR THE VOLUNTARY AGRICULTURAL DISTRICT | | |
|--|------------------------|---------------------------|
| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
| Minimum Lot Area | 15 acres | 15 acres |
| Minimum Lot Width | 300 feet | 300 feet |
| Front Yard Setback | 150 feet | 150 feet |
| Side Yard Setback | 50 feet | 50 feet |
| Rear Yard Setback | 100 feet | 50 feet |
| Maximum Height | Not Applicable | Not Applicable |

¹¹ All of the districts have been revised to incorporate updated purpose statements and dimensional standards based on discussions related to the current Ordinance and plan recommendations.

(B) RURAL PRESERVATION DISTRICT-5 (RP-5)

(1) Purpose and Intent

The purpose of the Rural Preservation District-5 (RP-5) is to support and protect the rural character of Williamson County west of I-65 by allowing for a broad range of agricultural, rural, and low-density residential development. It is the intent of this district to continue to promote the agricultural and rural use of land within this district while providing for limited, low-density residential development that is consistent with the conservation design principles emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-2](#) establishes the dimensional standards for the RP-5 district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-2: DIMENSIONAL STANDARDS FOR THE RURAL PRESERVATION DISTRICT-5

| DIMENSIONAL STANDARDS | | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|-----------------------------------|---------------------------|------------------------|---------------------------|
| Minimum Lot Area | Traditional Subdivisions | 5 acres | 5 acres |
| | Conservation Subdivisions | One acre | |
| Maximum Gross Residential Density | All Subdivisions | One unit per 5.0 acres | Not Applicable |
| Minimum Lot Width | Traditional Subdivisions | 300 feet | 300 feet |
| | Conservation Subdivisions | 100 feet | |
| Front Yard Setback | Traditional Subdivisions | 150 feet | 100 feet |
| | Conservation Subdivisions | 50 feet | |
| Side Yard Setback | Traditional Subdivisions | 25 feet | 50 feet |
| | Conservation Subdivisions | 20 feet | |
| Rear Yard Setback | Traditional Subdivisions | 50 feet | 50 feet |
| | Conservation Subdivisions | 30 feet | |
| Maximum Height | | Not Applicable | Not Applicable |

(C) RURAL DEVELOPMENT DISTRICT-5 (RD-5)¹³

(1) Purpose and Intent

The purpose of the Rural Development District-5 (RD-5) is to support and protect the rural character and agricultural uses of Williamson County east of I-65 by allowing for a broad range of agricultural, rural, and low-density residential development. It is the intent of this district to continue to promote the agricultural and rural uses of land within this district while providing for limited, low-density residential development that is consistent with the conservation design principles emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-3](#) establishes the dimensional standards for the RD-5 district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-3: DIMENSIONAL STANDARDS FOR THE RURAL DEVELOPMENT DISTRICT-5

| DIMENSIONAL STANDARDS | | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|--|---------------------------|------------------------|---------------------------|
| Minimum Lot Area | Traditional Subdivisions | 5 acres | 5 acres |
| | Conservation Subdivisions | One acre | |
| Maximum Gross Residential Density | All Subdivisions | One unit per 5.0 acres | Not Applicable |
| Minimum Lot Width | Traditional Subdivisions | 300 feet | 300 feet |
| | Conservation Subdivisions | 100 feet | |
| Front Yard Setback | Traditional Subdivisions | 150 feet | 100 feet |
| | Conservation Subdivisions | 50 feet | |
| Side Yard Setback | Traditional Subdivisions | 25 feet | 50 feet |
| | Conservation Subdivisions | 20 feet | |
| Rear Yard Setback | Traditional Subdivisions | 50 feet | 50 feet |
| | Conservation Subdivisions | 30 feet | |
| Maximum Height | | Not Applicable | Not Applicable |

¹³ The dimensional standards for the RD-5 versus RP-5 are the same, just as the current R and E districts, however, there are slight use variations in the permitted use table with a focus on preservation in the RP-5 and agricultural development in the RD-5.

(D) RURAL PRESERVATION DISTRICT 1 (RP-1)

(1) Purpose and Intent

The purpose of the Rural Preservation District I (RP-I) is to support and protect the rural character of Williamson County west of I-65 but also allow for low-density residential development where appropriate infrastructure is available. Development in the RP-I district should respect the natural resources with a focus on conservation subdivisions as the primary form of residential development emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-4](#) establishes the dimensional standards for the RP-I district.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.02-4: DIMENSIONAL STANDARDS FOR THE RURAL PRESERVATION DISTRICT-I | | | |
|--|---|------------------------|---------------------------|
| DIMENSIONAL STANDARDS | | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
| Minimum Lot Area | Traditional Subdivisions | One acre | One acre |
| | Conservation Subdivisions | 10,000 square feet | |
| Maximum Gross Residential Density | All Subdivisions | One unit per acre | Not Applicable |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 130 feet | 130 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 160 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 200 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 250 feet | |
| | Traditional Subdivisions 5 acres or Greater | 300 feet | |
| | Conservation Subdivisions | 60 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 60 feet | 60 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| | Conservation Subdivisions | 35 feet | |
| Side Yard Setback | Traditional Subdivisions | 20 feet | 35 feet |
| | Conservation Subdivisions | 5 feet | |
| Rear Yard Setback | Traditional Subdivisions | 60 feet | 60 feet |
| | Conservation Subdivisions | 30 feet | |
| Maximum Height | | 3.0 stories | 3.0 stories |

(E) RURAL DEVELOPMENT DISTRICT 1 (RD-1)

(1) Purpose and Intent

The purpose of the Rural Development District I (RD-I) is to support and protect the rural character of Williamson County east of I-65 but also allow for low-density residential development where appropriate infrastructure is available. This district is also intended to support agricultural uses that are more prevalent in the eastern areas of the County. Development in the RD-I district should respect the natural resources with a focus on conservation subdivisions as the primary form of residential development emphasized in the Williamson County Comprehensive Land Use Plan.

(2) Dimensional Standards

- a) [Table 10.02-5](#) establishes the dimensional standards for the RD-I District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-5: DIMENSIONAL STANDARDS FOR THE RURAL DEVELOPMENT DISTRICT - I

| DIMENSIONAL STANDARDS | | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|--|---|------------------------|---------------------------|
| Minimum Lot Area | Traditional Subdivisions | One acre | One acre |
| | Conservation Subdivisions | 10,000 square feet | |
| Maximum Gross Residential Density | All Subdivisions | One unit per acre | Not Applicable |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 130 feet | 130 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 160 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 200 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 250 feet | |
| | Traditional Subdivisions 5 acres or Greater | 300 feet | |
| | Conservation Subdivisions | 60 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 60 feet | 60 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| | Conservation Subdivisions | 35 feet | |
| Side Yard Setback | Traditional Subdivisions | 20 feet | 35 feet |
| | Conservation Subdivisions | 5 feet | |
| Rear Yard Setback | Traditional Subdivisions | 60 feet | 60 feet |
| | Conservation Subdivisions | 30 feet | |
| Maximum Height | | 3.0 stories | 3.0 stories |

(F) SUBURBAN INFILL AND CONSERVATION DISTRICT (SIC)

(1) Purpose and Intent

The purpose of the Suburban Infill and Conservation District (SIC) is to provide for moderate intensity residential and limited commercial development in the Planned Growth Areas 1, 2, and 3 as defined by the Williamson County Growth Plan, adopted April 5, 2001, as amended. The intent of this district is to provide for moderate densities while maintaining a high level of protection for sensitive natural resources and ensuring compatible design with surrounding neighborhoods.

(2) Dimensional Standards

- a) [Table 10.02-6](#) establishes the dimensional standards for the SIC District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-6: DIMENSIONAL STANDARDS FOR THE SUBURBAN AND INFILL CONSERVATION DISTRICT

| DIMENSIONAL STANDARDS | | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|--|---|---|---------------------------|
| Minimum Lot Area | Traditional Subdivisions | One acre | One acre |
| | Conservation Subdivisions | 8,000 square feet [See Section 10.02:(F)(2)c).] | |
| Maximum Gross Residential Density | Traditional Subdivisions | 1.0 unit per acre | Not Applicable |
| | Conservation Subdivisions | 1.2 units per acre | |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 130 feet | 130 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 160 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 200 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 250 feet | |
| | Traditional Subdivisions 5 acres or Greater | 300 feet | |
| | Conservation Subdivisions | 60 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 60 feet | 60 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| | Conservation Subdivisions | 25 feet | |
| Side Yard Setback | Traditional Subdivisions | 20 feet | 35 feet |
| | Conservation Subdivisions | 5 feet | |
| Rear Yard Setback | Traditional Subdivisions | 60 feet | 60 feet |
| | Conservation Subdivisions | 30 feet | |
| Maximum Height | | 3.0 stories | 3.0 stories |

- c)** Up to 15 percent of the total lots may be reduced to 6,000 square feet provided that lots with an area of less than 8,000 square feet shall be located internally within the development where they are surrounded by open space or lots of 8,000 square feet or larger.

(G) MUNICIPAL GROWTH AREA DISTRICT 1 (MGA-1)

(1) Purpose and Intent

The purpose of the Municipal Growth Area District I (MGA-I) is for this area to remain largely undeveloped until such a time as the land may be annexed into a municipality. Until such annexation, the municipal growth areas are considered a part of the County's rural landscape and as such, this district is established to protect the rural character of Williamson County by allowing for agricultural, rural, and low-density residential development.

(2) Dimensional Standards

- a) [Table 10.02-7](#) establishes the dimensional standards for the MGA-I District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.02-7: DIMENSIONAL STANDARDS FOR THE MUNICIPAL GROWTH AREA DISTRICT-I | | | |
|---|---|----------|---------------------------|
| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | | NONRESIDENTIAL STRUCTURES |
| Minimum Lot Area | One acre | | One acre |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 130 feet | 130 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 160 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 200 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 250 feet | |
| | Traditional Subdivisions 5 acres or Greater | 300 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 60 feet | 60 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| Side Yard Setback | 20 feet | | 35 feet |
| Rear Yard Setback | 60 feet | | 60 feet |
| Maximum Height | 3.0 stories | | 3.0 stories |

(H) MUNICIPAL GROWTH AREA DISTRICT 5 (MGA-5)

(1) Purpose and Intent

The purpose of the Municipal Growth Area District 5 (MGA-5) is for this area to remain largely undeveloped until such a time as the land may be annexed into a municipality. Until such annexation, the municipal growth areas are considered a part of the County's rural landscape and as such, this district is established to protect the rural character of Williamson County by allowing for agricultural, rural, and low-density residential development.

(2) Dimensional Standards

- a) Table 10.02-8 establishes the dimensional standards for the MGA-5 District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.02-8: DIMENSIONAL STANDARDS FOR THE MUNICIPAL GROWTH AREA DISTRICT-5 | | |
|---|------------------------|---------------------------|
| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
| Minimum Lot Area | 5 acres | 5 acres |
| Minimum Lot Width | 300 feet | 130 Feet |
| Front Yard Setback | 150 feet | 60 Feet |
| Side Yard Setback | 20 feet | 35 feet |
| Rear Yard Setback | 60 feet | 60 feet |
| Maximum Height | 3.0 stories | 3.0 stories |

(I) **HAMLET DISTRICT (H)**

(1) **Purpose and Intent**

The purpose of the Hamlet District (H) is to preserve and enhance the small-scale hamlets of Williamson County, as identified in the Williamson County Comprehensive Land Use Plan. These hamlets are often considered as crossroad communities that are the location of a small number of clustered residential, commercial, and/or institutional uses that are often tied to historic sites or place names. The intent of this district is to preserve and enhance these hamlets through design standards that maintain the traditional form and use of the hamlet.

(2) **Dimensional Standards**

- a) [Table 10.02-9](#) establishes the dimensional standards for the H District that may be modified in accordance with [Section 10.02:\(I\)\(3\): Nonresidential Development Contextual Design Standards](#).
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.02-9: DIMENSIONAL STANDARDS FOR THE HAMLET DISTRICT | | | |
|--|---|----------|--|
| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | | NONRESIDENTIAL STRUCTURES |
| Minimum Lot Area | 20,000 square feet | | 15,000 square feet |
| Maximum Gross Residential Density | 2.0 units per acre | | Not Applicable |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 80 feet | 80 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 80 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 80 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 80 feet | |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 35 feet | 35 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| Side Yard Setback | 15 feet | | 15 feet |
| Rear Yard Setback | 25 feet | | 25 feet |
| Maximum Building Size | Not Applicable | | 5,000 square feet for commercial and industrial uses |
| Maximum Height | 3.0 stories | | 3.0 stories |

(3) Nonresidential Development Contextual Design Standards¹⁵

The dimensional standards in Table 10.02-9: Dimensional Standards for the Hamlet District may be modified as follows:

a) Lot Area

- i) The minimum lot area requirement may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-9.
- ii) The minimum area shall not be reduced below the average lot areas of all lots on the same block face within 300 feet of the subject lot.

b) Lot Width

- i) The minimum lot width requirement may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-9.
- ii) The minimum width shall not be reduced below the average lot widths of all lots on the same block face within 300 feet of the subject lot.

(4) Maximum Size Limitations

Development within an individual Hamlet District shall be limited to a maximum size of 50 dwelling units and 20,000 square feet of commercial or industrial building floor area. Once development within the Hamlet District has exceeded either one of these thresholds, the County should consider an application to rezone the area to a Village District.

¹⁵ These are some basic contextual design standards that can apply to the basic hamlet district framework. Additionally, we have established basic thresholds for when a hamlet area should be subject to Village district standards.

(J) VILLAGE DISTRICT (V)¹⁶

(1) Purpose and Intent

The purpose of the Village District (V) is to preserve and protect the unique and historic small-town character of the villages found in Williamson County as identified in the Williamson County Comprehensive Land Use Plan. These villages are activity centers that serve as focal points in the rural areas of the County and provide for areas of concentrated development of residential, commercial, industrial, and institutional uses. The intent of this district is to protect and enhance existing village areas by allowing for the continuation and limited expansion of those residential and nonresidential uses typically found in the villages in accordance with a set of development standards that ensures new development is compatible with the scale and character of the existing village form.

(2) Dimensional Standards

- a) Table 10.02-10 establishes the dimensional standards for the V District that may be modified in accordance with [Section 10.02:\(J\)\(3\): Nonresidential Development Contextual Design Standards](#).
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.02-10: DIMENSIONAL STANDARDS FOR THE VILLAGE DISTRICT | | | |
|--|--|----------|---|
| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | | NONRESIDENTIAL STRUCTURES |
| Minimum Lot Area | 15,000 square feet | | 10,000 square feet |
| Maximum Gross Residential Density | 3.0 units per acre | | Not Applicable |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 50 feet | 50 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 50 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 50 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 50 feet | |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 50 feet | 50 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| Side Yard Setback | 15 feet | | 15 feet |
| Rear Yard Setback | 30 feet | | 30 feet |
| Maximum Building Size | Not Applicable | | 10,000 square feet for commercial and industrial uses |

¹⁶ The Village district will serve as a foundation district for the development of individualized zoning districts for each village. The County is currently working on a special area plan for the College Grove Village and, upon completion, special standards will be developed and incorporated into the proposed CGV district.

TABLE 10.02-10: DIMENSIONAL STANDARDS FOR THE VILLAGE DISTRICT

| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|-----------------------|------------------------|---------------------------|
| Maximum Height | 3.5 stories | 3.5 stories |

(3) Nonresidential Development Contextual Design Standards¹⁷

The dimensional standards in Table 10.02-10: Dimensional Standards for the Village District may be modified as follows:

a) Lot Area

- i) The minimum lot area may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-10.
- ii) The minimum area shall not be reduced below the average lot areas of all lots on the same block face within 300 feet of the subject lot.

b) Lot Width

- i) The minimum lot width requirement may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02-10.
- ii) The minimum width shall not be reduced below the average lot widths of all lots on the same block face within 300 feet of the subject lot.

c) Front Yard and Side Yard Setbacks

- i) The minimum front and side yard setbacks may be reduced if the average front or side yard setbacks of buildings along the same block face and within 300 feet of the subject lot is smaller than that required by Table 10.02-10.
- ii) The minimum front yard and side yard setbacks shall not be reduced below the average front or side yards setbacks of all lots on the same block face within 300 feet of the subject lot.

d) Building Height and Massing

- i) No principal building shall be constructed which is more than 10 feet taller than the average height of principal buildings along the block face within 300 feet of the subject lot.
- ii) No principal building shall be constructed where the front facade is more than 50 percent wider or narrower than the average width of principal buildings along the block face and within 300 feet of the subject lot.

¹⁷ These are some basic contextual design standards that can apply for the basic village district until tailored village districts can be planned and drafted for each of the County's villages.

(K) NEIGHBORHOOD CONSERVATION DISTRICT (NC)¹⁸

(1) Purpose and Intent

The purpose of the Neighborhood Conservation District (NC) is to preserve the character of neighborhoods and developments that were classified NC on April 18, 1988. This district is designed to prevent these neighborhoods and developments from becoming nonconforming under the terms of this Ordinance. This district is also intended to provide for minor in-filling of these existing neighborhoods consistent with the applicable zoning and approval at the time these were established. The regulations of this Ordinance permit future development consistent with existing character.

(2) Dimensional Standards

- a)** The lot area, lot width, and setbacks of lots within the NC District shall be governed as noted on the recorded final plat of subdivision.
- b)** In cases where such information was not incorporated in the instruments listed above, the Planning Director is authorized to establish minimum standards based upon the smallest lot area, width, or setbacks of all lots on the block face within the same platted subdivision.
- c)** Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

(L) NEIGHBORHOOD CONSERVATION MANUFACTURED HOUSING DISTRICT (NCMH)

(1) Purpose and Intent

The purpose of the Neighborhood Conservation Manufactured Housing District (NCMH) is to provide locations for manufactured housing including mobile homes and mobile home parks that are distinct from the other residential zoning districts so as to minimize land use conflicts.

(2) Dimensional Standards

- a)** The minimum lot area shall be one acre.¹⁹
- b)** The lot width and setbacks of lots within the NCMH District shall be governed as noted on the recorded final plat of subdivision.
- c)** In cases where such information was not incorporated in the instruments listed above, the Planning Director is authorized to establish minimum standards based upon the smallest lot area, width, or setbacks of all lots on the block face within the same platted subdivision.
- d)** The standards of this Section apply to both residential and nonresidential uses.
- e)** Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

¹⁸ There are only a few NC districts in the County with the intent of the district to protect previously approved plans. For this reason, we have incorporated the text of the existing NC district with minimal changes.

¹⁹ This was the minimum lot area established for the current NCT district that we have renamed the NCMH district.

(M) 840 CENTER DISTRICT (840C)

(1) Purpose

The purpose of the 840 Center District (840C) is to provide locations for the development of a range of nonresidential and moderate density residential uses while discouraging speculative land development patterns. This district will initially be applied only at the State Route 840 interchange with U.S. Highway 31A/41A (at Triune). It is not anticipated that every SR-840 interchange will be suited to this zoning district, and such district will not be applied to other interchanges until completion of an individual special area plan.

(2) Dimensional Standards

- a) Table 10.02-11 establishes the dimensional standards for the 840C District.
- b) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-11: DIMENSIONAL STANDARDS FOR THE 840 CENTER DISTRICT

| DIMENSIONAL STANDARDS | | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|-----------------------------------|---|---|---------------------------|
| Minimum Lot Area | Traditional Subdivisions | One acre | One acre |
| | Conservation Subdivisions | 8,000 square feet [See Section 10.02:(M)(2)c .] | |
| Maximum Gross Residential Density | Traditional Subdivisions | 1.0 unit per acre | Not Applicable |
| | Conservation Subdivisions | 1.2 units per acre | |
| Minimum Lot Width | Traditional Subdivisions One acre to 1.99 acres | 130 feet | 100 feet |
| | Traditional Subdivisions 2 acres to 2.99 acres | 160 feet | |
| | Traditional Subdivisions 3 acres to 3.99 acres | 200 feet | |
| | Traditional Subdivisions 4 acres to 4.99 acres | 250 feet | |
| | Traditional Subdivisions 5 acres or Greater | 300 feet | |
| | Conservation Subdivisions | 60 feet | |
| Front Yard Setback | Traditional Subdivisions One acre to 4.99 acres | 60 feet | 60 feet |
| | Traditional Subdivisions 5 acres or Greater | 150 feet | |
| | Conservation Subdivisions | 25 feet | |
| Side Yard Setback | Traditional Subdivisions | 20 feet | 30 feet |
| | Conservation Subdivisions | 5 feet | |
| Rear Yard Setback | Traditional Subdivisions | 60 feet | 60 feet |
| | Conservation Subdivisions | 30 feet | |
| Maximum Height | | 3.0 stories | 5.0 stories |

- c) Up to 15 percent of the total lots may be reduced to 6,000 square feet provided that lots with an area of less than 8,000 square feet shall be located internally within the development where they are surrounded by open space or lots of 8,000 square feet or larger.

(N) COLLEGE GROVE VILLAGE DISTRICT (CGV)

(1) Purpose and Intent

The purpose of the College Grove Village District (CVG) is to implement the vision and policies of the College Grove Village Special Area Plan, which strives to preserve, protect, and enhance the Village's unique, small town character. The development standards established for this District are intended to:

- Ensure new Development is compatible with the scale and character of the Village and complements the Village's unique identity and sense of place;
- Encourage a continuation of the Village's traditional development pattern;
- Encourage and allow complementary land uses while discouraging those that are inconsistent with the character of the village; and
- Preserve and enhance open space and natural resources within the Village.

(2) Establishment of the College Grove Village District Subareas

The College Grove Village consists of two distinctly different areas from the standpoint of overall character and historic patterns of development. In recognition of these differences, and to help ensure that new development is compatible with its surroundings, this Section establishes two subareas; the Village Core Subarea and the General Village Subarea.

a) Village Core Subarea

For the purposes of this Ordinance, the Village Core Subarea is defined as that area generally bounded on the north by Bellenfant Road/Arno-College Grove Road, on the west by Depot Street, on the south by Harper Street, and on the east by the eastern edge of the properties fronting on Horton Highway from Harper Street to Bellenfant Road. See Figure 10.02-1 below.

b) General Village Subarea

For the purposes of this Ordinance, the General Village Subarea is defined as that area located outside the Village Core Subarea, but within the boundary of the College Grove Village District.

c) Village Core Subarea Map

Figure 10.02-1 illustrates the boundaries of the Village Core Subarea.

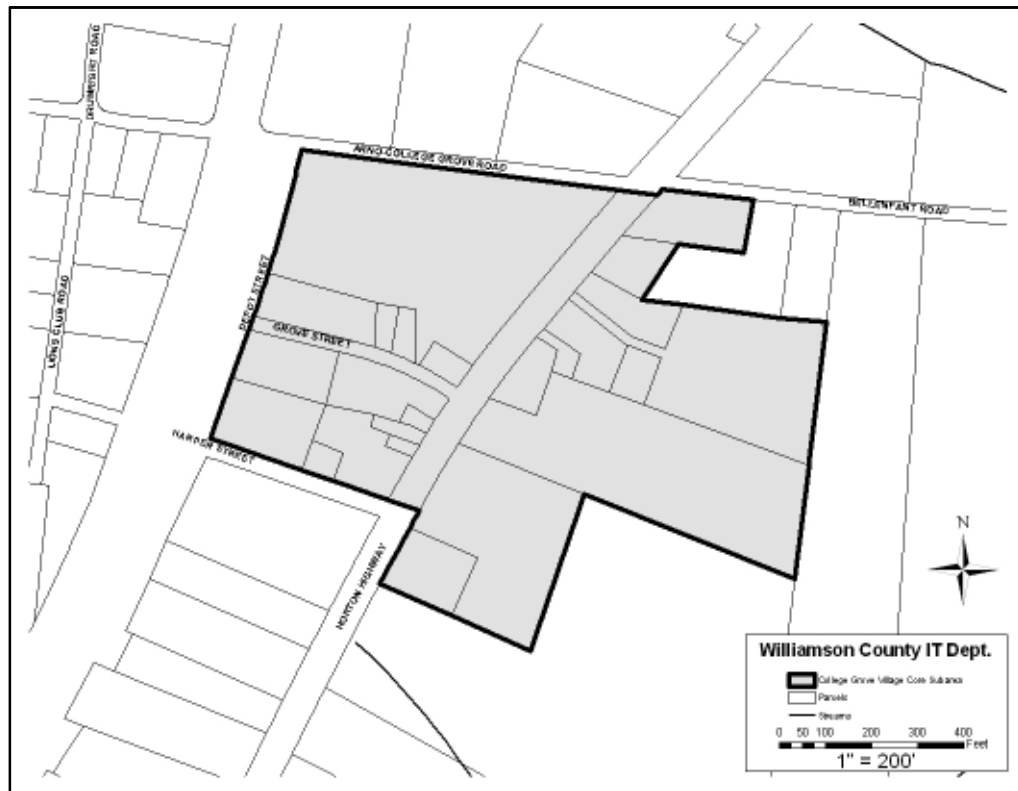


Figure 10.02-1: College Grove Village Core Subarea

(3) Village Core Subarea Standards

a) Dimensional Standards

- i) Table 10.02-12 establishes the dimensional standards for the College Grove Village Core Subarea.
- ii) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-12: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE VILLAGE CORE SUBAREA

| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|-----------------------------------|------------------------|---------------------------------|
| MINIMUM LOT AREA | 15,000 square feet | Not Applicable |
| MAXIMUM GROSS RESIDENTIAL DENSITY | 3.0 units per acre | Not Applicable |
| MINIMUM LOT WIDTH | 50 feet | No minimum |
| FRONT YARD SETBACK | 20 feet | 5 feet |
| | 30 feet maximum | 15 feet maximum ¹ |
| SIDE YARD SETBACK | 5 feet | 0 feet |
| | 20 feet on corner lot | 10 feet on corner lot |
| REAR YARD SETBACK | 30 feet | 30 feet |
| MAXIMUM BUILDING SIZE | Not Applicable | 10,000 square feet ¹ |
| MAXIMUM HEIGHT | 3.0 stories | 3.0 stories |

¹ The maximum front yard setback and the maximum Building Size requirements do not apply to Religious Institutions or Educational Facilities

b) Contextual Design Standards

- i) The minimum lot area, minimum lot width, front yard setback and side yard setback may be reduced if the average lot area, lot width, front yard setback and/or side yard setback along the same block face and within 100 feet of the subject lot are smaller than those required in Table 10.02 – 12: Dimensional Standards for the College Grove Village Core Subarea.
- ii) The minimum lot area, minimum lot width, front yard setback and side yard setback shall not be reduced below the average of all lots on the same block face within 100 feet of the subject lot.
- iii) No principal building shall be constructed which is more than 10 feet taller than the average height of principal buildings along the block face within 100 feet of the subject lot.
- iv) No principal building shall be constructed where the front façade is more than 50 percent wider than the average width of principal buildings along the block face and within 100 feet of the subject lot.
- v) Where the building façade is wider than 50 feet, the façade shall be broken up into increments not exceeding this width by varying setbacks, roof forms, materials, etc.
- vi) New buildings shall be oriented towards the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
- vii) A sidewalk, with a minimum width of 5 feet, shall be provided between the building and the front property line.

c) Parking Standards

- i) The number of parking spaces required as outlined in <>, may be reduced by up to 50% for uses within the Village Core Subarea.
- ii) Off-street parking areas must be located to the side or rear of buildings and may be no closer to the street than the building's edge.
- iii) On-street parking is permitted, subject to the following:
 - A. Such parking must be approved by the County Highway Department or the Tennessee Department of Transportation (TDOT), as applicable.
 - B. On-street parking spaces on Horton Highway must be arranged at a 90-degree angle to the street.
 - C. On-street parking spaces on other streets within the Village Core must be parallel to the street.

(4) General Village Subarea Standards

a) Dimensional Standards

- i) Table 10.02-13 establishes the dimensional standards for the College Grove General Village Subarea.
- ii) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

TABLE 10.02-13: DIMENSIONAL STANDARDS FOR THE COLLEGE GROVE GENERAL VILLAGE SUBAREA

| DIMENSIONAL STANDARDS | RESIDENTIAL STRUCTURES | NONRESIDENTIAL STRUCTURES |
|-----------------------------------|------------------------|---------------------------------|
| MINIMUM LOT AREA | ½ acre | 1 acre |
| MAXIMUM GROSS RESIDENTIAL DENSITY | 2.0 units per acre | Not Applicable |
| MINIMUM LOT WIDTH | 75 feet | 100 feet |
| FRONT YARD SETBACK | 50 feet | 50 feet |
| SIDE YARD SETBACK | 20 feet | 25 feet |
| REAR YARD SETBACK | 30 feet | 30 feet |
| MAXIMUM BUILDING SIZE | Not Applicable | 10,000 square feet ¹ |
| MAXIMUM HEIGHT | 3.0 stories | 3.0 stories |

¹ The Maximum Building Size requirement does not apply to Religious Institutions or Educational Facilities.

b) Contextual Design Standards

i) Lot Area

- A.** The minimum lot area may be reduced if the average lot area of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 13: Dimensional Standards for the College Grove General Village Subarea.
- B.** The minimum lot area shall not be reduced below the average lot area of all lots on the same block face within 300 feet of the subject lot.

ii) Lot Width

- A.** The minimum lot width may be reduced if the average lot width of all lots on the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 13: Dimensional Standards for the College Grove General Village Subarea.
- B.** The minimum lot width shall not be reduced below the average lot width of all lots on the same block face within 300 feet of the subject lot.

iii) Front and Side Yard Setbacks

- A.** The minimum front and side yard setbacks may be reduced if the average front or side yard setbacks of buildings along the same block face within 300 feet of the subject lot is smaller than that required by Table 10.02 – 13: Dimensional Standards for the College Grove General Village Subarea.
- B.** The minimum front and side yard setbacks shall not be reduced below the average front or side yard setbacks of all lots on the same block face within 300 feet of the subject lot.

- (O) **LEIPER'S FORK VILLAGE DISTRICT (LFV)**
PLACEHOLDER
- (P) **GRASSLAND VILLAGE DISTRICT (GV)**
PLACEHOLDER
- (Q) **TRIUNE VILLAGE DISTRICT (TV)**
PLACEHOLDER

Section 10.03: Overlay District

(A) AIRPORT OVERLAY DISTRICT (AP)

(1) Purpose

The purpose of the Airport Overlay District (AP) is to provide locations where airports may be developed, and to ensure that surrounding land uses are compatible with airport operations.

(2) Dimensional Standards

Specifications of this district will be established in conjunction with its application to a specific land area.

(3) Development Standards

Specifications of this district will be established in conjunction with its application to a specific land area.

Section 10.04: Permitted Encroachments into Required Setbacks

(A) The following features may be located within required setbacks:

- (1)** Sidewalks and landscaping;
- (2)** Clotheslines and uncovered ramps for the handicapped provided they do not violate any other provision of this Ordinance;
- (3)** HVAC units; and
- (4)** Fences and walls, except retaining walls.

(B) The following appurtenances are permitted to encroach into required setbacks as provided:

- (1)** Awnings, canopies, marquees, bay windows, patios, porch stoops, steps, eaves, gutters, sills, belt courses, buttresses, cornices, ornamental features, chimneys, and other similar features as determined by the Planning Director, provided they do not encroach into the setback more than three feet;
- (2)** Driveways as provided in Section 17.02:(B): General Access Standards;
- (3)** Retaining walls; and;
- (4)** Accessory uses and structures as allowed in Section 11.04: Accessory Uses and Structures.

Section 10.05: Exempt Lots

The dimensional standards for exempt lots, as defined by Tennessee Code Annotated Section 13-3-401 as amended, shall be the same as those for Traditional Subdivisions located within the RP-5 district.

Section 10.06: Summary Table of Dimensional Standards

(A) SUMMARY TABLES OF DIMENSIONAL STANDARDS

Table 10.06-1, 10.06-2, and 10.06-3 are summary tables of the dimensional standards established for all the zoning districts established in this Article. Where the standards in this table conflict with those set forth in this Ordinance, the most restrictive standards shall apply.

(B) Additional standards related to accessory uses are located in [Section 11.04: Accessory Uses and Structures](#).

| TABLE 10.06-1: SUMMARY TABLE OF DIMENSIONAL STANDARDS | | | | | | |
|---|---------------------------|--------------------------|---------------------------|-----------------------------------|---------------------------|----------------|
| DISTRICT | STRUCTURE TYPE | MINIMUM LOT AREA | | MAXIMUM GROSS RESIDENTIAL DENSITY | | MAXIMUM HEIGHT |
| | | TRADITIONAL SUBDIVISIONS | CONSERVATION SUBDIVISIONS | TRADITIONAL SUBDIVISIONS | CONSERVATION SUBDIVISIONS | |
| A | Residential Structures | 15 acres | Not Applicable | Not Applicable | | Not Applicable |
| | Nonresidential Structures | 15 acres | Not Applicable | Not Applicable | | Not Applicable |
| RP-5 | Residential Structures | 5 acres | One acre | One unit per 5.0 acres | | Not Applicable |
| | Nonresidential Structures | 5 acres | | Not Applicable | | Not Applicable |
| RD-5 | Residential Structures | 5 acres | One acre | One unit per 5.0 acres | | Not Applicable |
| | Nonresidential Structures | 5 acres | | Not Applicable | | Not Applicable |
| RP-1 | Residential Structures | One acre | 10,000 square feet | One unit per acre | | 3.0 stories |
| | Nonresidential Structures | One acre | | Not Applicable | | 3.0 stories |
| RD-1 | Residential Structures | One acre | 10,000 square feet | One unit per acre | | 3.0 stories |
| | Nonresidential Structures | One acre | | Not Applicable | | 3.0 stories |
| SIC | Residential Structures | One acre | 8,000 square feet [1] | 1.0 unit per acre | 1.2 units per acre | 3.0 stories |
| | Nonresidential Structures | One acre | | Not Applicable | | 3.0 stories |
| MGA-1 | Residential Structures | One acre | Not Applicable | Not Applicable | | 3.0 stories |
| | Nonresidential Structures | One acre | Not Applicable | Not Applicable | | 3.0 stories |
| MGA-5 | Residential Structures | 5 acres | Not Applicable | Not Applicable | | 3.0 stories |

TABLE 10.06-1: SUMMARY TABLE OF DIMENSIONAL STANDARDS

| District | Structure Type | Minimum Lot Area | | Maximum Gross Residential Density | | Maximum Height |
|---------------------|---|--------------------------|---------------------------|-----------------------------------|---------------------------|----------------|
| | | Traditional Subdivisions | Conservation Subdivisions | Traditional Subdivisions | Conservation Subdivisions | |
| MGA-5 | Nonresidential Structures | 5 acres | Not Applicable | Not Applicable | | 3.0 stories |
| H [2] | Residential Structures | 20,000 square feet | Not Applicable | 2.0 units per acre | | 3.0 stories |
| | Nonresidential Structures | 15,000 square feet | Not Applicable | Not Applicable | | 3.0 stories |
| V [3] | Residential Structures | 15,000 square feet | Not Applicable | 3.0 units per acre | | 3.5 stories |
| | Nonresidential Structures | 10,000 square feet | Not Applicable | Not Applicable | | 3.5 stories |
| CGV-CORE SUBAREA | Residential Structures | 15,000 square feet | Not Applicable | 3.0 units per acre | Not Applicable | 3.0 stories |
| | Nonresidential Structures | Not Applicable | | Not Applicable | Not Applicable | 3.0 stories |
| CGV-General Subarea | Residential Structures | ½ acre | Not Applicable | 2.0 units per acre | Not Applicable | 3.0 stories |
| | Nonresidential Structures | One acre | | Not Applicable | Not Applicable | 3.0 stories |
| NC | See Section 10.02:(K): Neighborhood Conservation District (NC) . | | | | | |
| NCMH | See Section 10.02:(L): Neighborhood Conservation Manufactured Housing District (NCMH) . | | | | | |
| 840C | Residential Structures | One acre | 8,000 square feet [1] | 1.0 unit per acre | 1.2 units per acre | 3.0 stories |
| | Nonresidential Structures | One acre | | Not Applicable | | 5.0 stories |

NOTES:

[1] Up to 15 percent of the total lots may be reduced to 6,000 square feet in compliance [Section 10.02:\(F\)\(2\)c](#) or [Section 10.02:\(M\)\(2\)c](#) , as applicable.

[2] See also [Section 10.02:\(I\)\(3\): Nonresidential Development Contextual Design Standards](#).

[3] See also [Section 10.02:\(J\)\(3\): Nonresidential Development Contextual Design Standards](#).

ARTICLE 10: ZONING DISTRICTS
SECTION 10.06: SUMMARY TABLE OF DIMENSIONAL STANDARDS
SUBSECTION (A): SUMMARY TABLES OF DIMENSIONAL STANDARDS

TABLE 10.06-2: SUMMARY TABLE OF MINIMUM SETBACKS

| District | Structure Type | Front Yard Setback | | | Side Yard Setback | | Rear Yard Setback | |
|------------------|---------------------------|--|--|---------------------------|--------------------------|---------------------------|--------------------------|---------------------------|
| | | Traditional Subdivisions 1 Acre to 4.99 Acres | Traditional Subdivisions 5 Acres or Greater | Conservation Subdivisions | Traditional Subdivisions | Conservation Subdivisions | Traditional Subdivisions | Conservation Subdivisions |
| A | Residential Structures | Not Applicable | 150 feet | Not Applicable | 100 feet | Not Applicable | 50 feet | Not Applicable |
| | Nonresidential Structures | 150 feet | | | 50 feet | Not Applicable | 50 feet | Not Applicable |
| RP-5 | Residential Structures | Not Applicable | 150 feet | 50 feet | 25 feet | 20 feet | 50 feet | 30 feet |
| | Nonresidential Structures | 100 feet | | | 50 feet | | 50 feet | |
| RD-5 | Residential Structures | Not Applicable | 150 feet | 50 feet | 25 feet | 20 feet | 50 feet | 30 feet |
| | Nonresidential Structures | 100 feet | | | 50 feet | | 50 feet | |
| RP-1 | Residential Structures | 60 feet | 150 feet | 35 feet | 20 feet | 5 feet | 60 feet | 30 feet |
| | Nonresidential Structures | 60 feet | | | 35 feet | | 60 feet | |
| RD-1 | Residential Structures | 60 feet | 150 feet | 35 feet | 20 feet | 5 feet | 60 feet | 30 feet |
| | Nonresidential Structures | 60 feet | | | 35 feet | | 60 feet | |
| SIC | Residential Structures | 60 feet | 150 feet | 25 feet | 20 feet | 5 feet | 60 feet | 30 feet |
| | Nonresidential Structures | 60 feet | | | 35 feet | | 60 feet | |
| MGA-1 | Residential Structures | 60 feet | 150 feet | Not Applicable | 20 feet | Not Applicable | 60 feet | Not Applicable |
| | Nonresidential Structures | 60 feet | | | 35 feet | Not Applicable | 60 feet | Not Applicable |
| MGA-5 | Residential Structures | Not Applicable | 150 feet | Not Applicable | 20 feet | Not Applicable | 60 feet | Not Applicable |
| | Nonresidential Structures | 60 feet | | | 35 feet | Not Applicable | 60 feet | Not Applicable |
| H [1] | Residential Structures | 35 feet | 150 feet | Not Applicable | 15 feet | Not Applicable | 25 feet | Not Applicable |
| H [1] | Nonresidential Structures | 35 feet | | | 15 feet | Not Applicable | 25 feet | Not Applicable |
| V [2] | Residential Structures | 50 feet | 150 feet | Not Applicable | 15 feet | Not Applicable | 30 feet | Not Applicable |
| | Nonresidential Structures | 50 feet | | | 15 feet | Not Applicable | 30 feet | Not Applicable |
| CGV-CORE SUBAREA | Residential Structures | 20 feet | | Not Applicable | 5 feet | Not Applicable | 30 feet | Not Applicable |
| | | 30 feet maximum | | | 20 feet on corner lot | | | |

TABLE 10.06-2: SUMMARY TABLE OF MINIMUM SETBACKS

| DISTRICT | STRUCTURE TYPE | FRONT YARD SETBACK | | | SIDE YARD SETBACK | | REAR YARD SETBACK | |
|--|---|--|--|---------------------------|--------------------------|---------------------------|--------------------------|---------------------------|
| | | TRADITIONAL SUBDIVISIONS 1 ACRE TO 4.99 ACRES | TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER | CONSERVATION SUBDIVISIONS | TRADITIONAL SUBDIVISIONS | CONSERVATION SUBDIVISIONS | TRADITIONAL SUBDIVISIONS | CONSERVATION SUBDIVISIONS |
| CGV-CORE SUBAREA | Nonresidential Structures | 5 feet | | Not Applicable | 0 feet | Not Applicable | 30 feet | Not Applicable |
| | | 15 feet maximum [3] | | | 10 feet on corner lot | | | |
| CGV-General Subarea | Residential Structures | 50 feet | | Not Applicable | 20 feet | Not Applicable | 30 feet | Not Applicable |
| | Nonresidential Structures | 50 feet | | Not Applicable | 25 feet | Not Applicable | 30 feet | Not Applicable |
| NC | See Section 10.02:(K): Neighborhood Conservation District (NC) . | | | | | | | |
| NCMH | See Section 10.02:(L): Neighborhood Conservation Manufactured Housing District (NCMH) . | | | | | | | |
| 840C | Residential Structures | 20 feet | 5 feet | 60 feet | 30 feet | | 3.0 stories | |
| | Nonresidential Structures | 30 feet | | | 60 feet | | 5.0 stories | |
| NOTES: [1] See also Section 10.02:(I)(3): Nonresidential Development Contextual Design Standards . [2] See also Section 10.02:(J)(3): Nonresidential Development Contextual Design Standards . [3] The maximum front yard setback does not apply to Religious Institutions or Educational Facilities. | | | | | | | | |

TABLE 10.06-3: SUMMARY TABLE OF MINIMUM LOT WIDTHS

| DISTRICT | STRUCTURE TYPE | MINIMUM LOT WIDTH | | | | | |
|-------------------------|---------------------------|---|--|--|--|---|---------------------------|
| | | TRADITIONAL SUBDIVISIONS 1 ACRE TO 1.99 ACRES | TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES | TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES | TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES | TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER | CONSERVATION SUBDIVISIONS |
| A | Residential Structures | Not Applicable | | | | 300 feet | Not Applicable |
| | Nonresidential Structures | Not Applicable | | | | 300 feet | Not Applicable |
| RP-5 | Residential Structures | Not Applicable | | | | 300 feet | 100 feet |
| | Nonresidential Structures | Not Applicable | | | | 300 feet | |
| RD-5 | Residential Structures | Not Applicable | | | | 300 feet | 100 feet |
| | Nonresidential Structures | Not Applicable | | | | 300 feet | |
| RP-I | Residential Structures | 130 feet | 160 feet | 200 feet | 250 feet | 300 feet | 60 feet |
| | Nonresidential Structures | 130 feet | | | | | |
| RD-I | Residential Structures | 130 feet | 160 feet | 200 feet | 250 feet | 300 feet | 60 feet |
| | Nonresidential Structures | 130 feet | | | | | |
| SIC | Residential Structures | 130 feet | 160 feet | 200 feet | 250 feet | 300 feet | 60 feet |
| | Nonresidential Structures | 130 feet | | | | | |
| MGA-I | Residential Structures | 130 feet | 160 feet | 200 feet | 250 feet | 300 feet | Not Applicable |
| | Nonresidential Structures | 130 feet | | | | | Not Applicable |
| MGA-5 | Residential Structures | Not Applicable | | | | 300 feet | Not Applicable |
| | Nonresidential Structures | 130 feet | | | | | Not Applicable |
| H [1] | Residential Structures | 80 feet | | | | 150 feet | Not Applicable |
| | Nonresidential Structures | 80 feet | | | | | Not Applicable |
| V [2] | Residential Structures | 50 feet | | | | 150 feet | Not Applicable |
| | Nonresidential Structures | 50 feet | | | | | Not Applicable |
| CGV-CORE SUBAREA | Residential Structures | 50 feet | | | | 150 feet | Not Applicable |
| | Nonresidential Structures | Not Applicable | | | | | Not Applicable |

TABLE 10.06-3: SUMMARY TABLE OF MINIMUM LOT WIDTHS

| DISTRICT | STRUCTURE TYPE | MINIMUM LOT WIDTH | | | | | |
|--|---|---|--|--|--|---|------------------------------|
| | | TRADITIONAL SUBDIVISIONS 1 ACRE TO 1.99 ACRES | TRADITIONAL SUBDIVISIONS 2 ACRES TO 2.99 ACRES | TRADITIONAL SUBDIVISIONS 3 ACRES TO 3.99 ACRES | TRADITIONAL SUBDIVISIONS 4 ACRES TO 4.99 ACRES | TRADITIONAL SUBDIVISIONS 5 ACRES OR GREATER | CONSERVATION SUBDIVISIONS |
| CGV- GENERAL SUBAREA | Residential Structures | 75 feet | | | | 150 feet | Not Applicable |
| | Nonresidential Structures | Not Applicable | | | | | Not Applicable |
| NC | See Section 10.02:(K): Neighborhood Conservation District (NC) . | | | | | | |
| NCMH | See Section 10.02:(L): Neighborhood Conservation Manufactured Housing District (NCMH) . | | | | | | |
| 840C | Residential Structures | 130 feet | 160 feet | 200 feet | 250 feet | 300 feet | 60 feet |
| | Nonresidential Structures | 100 feet | | | | | |
| NOTES: [1] See also Section 10.02:(I)(3): Nonresidential Development Contextual Design Standards . [2] See also Section 10.02:(J)(3): Nonresidential Development Contextual Design Standards . | | | | | | | |

Article 11: Use Regulations

Section 11.01: Use Table

(A) EXPLANATION OF USE TABLE STRUCTURE

(1) General

[Table 11.01-I: Table of Allowed Uses](#), lists the principal uses allowed within each of the zoning districts.

(2) Organization of Uses

The use table organizes allowable uses by use classifications, use categories, and use types. The use table and [Section 11.02: Use Classifications and Use Categories](#), together provide a systematic basis for identifying and consolidating or distinguishing unidentified land uses to determine whether a particular land use is allowable in a particular zoning district and in addressing future land uses.

a) Use Classifications

The use classifications identify broad general classifications of land uses and include agricultural uses, residential uses, institutional uses, commercial uses, and industrial uses. Use classifications are further broken down into a series of general “use categories” and specific “use types.”

b) Use Categories

The use categories describe the major sub-groups of the respective use classifications, and are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. For example, the Residential Use Classification is divided into the Household Living and Group Living use categories. Use categories are further broken down into a series of individual use types.

c) Use Types

The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, single-family dwellings, multi-family dwellings, conservation subdivisions, traditional subdivisions, retirement communities, and mobile homes are use types in the Household Living Use Category.

d) Use Categories and Use Types Defined

All the Use Categories and Use Types listed in [Table 11.01-I: Table of Allowed Uses](#) are defined in [Article 23: Definitions](#).

(B) SYMBOLS IN TABLE²⁰

The symbols used in the use table are defined as follows:

²⁰ We used the County's use table as a start for the proposed use table and expanded and better defined some of the current list of uses (e.g., indoor institutional and outdoor institutional).

(1) Permitted Uses (P)

A “P” indicates that a use type is allowed by-right in the respective zoning district subject to compliance with any use-specific standards set forth in the final “additional requirements” column of [Table 11.01-1: Table of Allowed Uses](#). Permitted uses are subject to all other applicable standards of this Ordinance, including but not limited to those set forth in [Article 10: Zoning Districts](#) and [Article 12: Conservation Subdivision Standards](#) through [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#).

(2) Special Uses (S)

A “S” indicates that a use type is allowed as a Special Use in the respective zoning district subject to compliance with the use-specific standards set forth in the final “additional requirements” column of [Table 11.01-1: Table of Allowed Uses](#), approval of as a Special Use in accordance with [Section 5.01: Special Use](#), and compliance with all other applicable standards of this Ordinance, including but not limited to those set forth in [Article 10: Zoning Districts](#) and [Article 12: Conservation Subdivision Standards](#) through [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#).

(3) Use Restricted or Prohibited by Overlay Zoning District

Regardless of whether the use table identifies a particular use type as a permitted use or Special Use in a zoning district, or references additional requirements for the use type, the use type may be restricted or prohibited, or subject to more restrictive additional requirements, in accordance with applicable overlay district provisions in [Section 10.03: Overlay District](#).

(4) Prohibited Uses (Blank Cells)

A blank cell in the table indicates that the listed use type is prohibited in the respective zoning district.

(5) Use-Specific Standards

When a particular use category or use type is permitted in a zoning district, there may be additional regulations that are applicable to a specific use. The existence of these use-specific standards is noted through a section reference in the last column of the use table titled “Additional Requirements.” References refer to [Section 11.03: Use-Specific Standards](#). These standards shall apply to a particular use regardless of the zoning district where it is proposed unless otherwise specified.

(6) Unlisted Uses

If an application is submitted for a use that is not listed in [Table 11.01-1: Table of Allowed Uses](#), the Planning Director is authorized to classify the new or unlisted use into an existing use type that most closely fits the new or unlisted use. The Planning Director may prepare an application for an amendment to the text of this Ordinance to clarify where and how the use should be permitted.

(C) USE TABLE

TABLE 11.01-I: TABLE OF ALLOWED USES

P = PERMITTED

S = SPECIAL USE

BLANK CELL = PROHIBITED

| USE CATEGORY | USE TYPE | A | RP-5 | RD-5 | V | H | CGV | GV | LFV | TV | RP-1 | RD-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
|---|--|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|------------------------------------|
| AGRICULTURAL USE CLASSIFICATION²¹ | | | | | | | | | | | | | | | | | | | | |
| Agriculture | Agricultural ²² | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| | Nurseries | P | P | P | P | P | P | | | | P | P | P | P | P | | | P | P | Section 11.03:(A)(1) |
| Agricultural Support and Services | Agri-Tourism and Education | P | P | P | S | S | S | | | | P | P | | | | | | P | | Section 11.03:(A)(2) |
| | Equestrian Facilities | P | P | P | S | S | S | | | | S | S | S | S | S | | | P | | Section 11.03:(A)(3) |
| | Farm Wineries | P | P | P | P | P | P | | | | P | P | P | P | P | | | P | P | Section 11.03:(A)(4) |
| RESIDENTIAL USE CLASSIFICATION | | | | | | | | | | | | | | | | | | | | |
| Household Living | Congregate Independent Living Centers | | | | | | | | | | | | | | | | | | S | Section 11.03:(B)(1) |
| | Conservation Subdivisions | | P | P | | | | | | | P | P | P | | | | | P | | Section 11.03:(B)(2) |
| | Mobile Homes | P | P | P | | | | | | | | | | | | | P | | | Section 11.03:(B)(3) |
| | Mobile Home Parks | | | | | | | | | | | | | | | | P | | | Section 11.03:(B)(4) |
| | Multi-Family Dwellings | | | | S | S | | | | | | | S | | | | | | S | Section 11.03:(B)(5) |
| | Retirement Communities | | | | S | | | | | | | | | | | | | | S | Section 11.03:(B)(6) |
| | Single-Family Dwellings on Parcels of Record | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | | P | |
| | Traditional Subdivisions - Major | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | | P | Error! Reference source not found. |
| | Traditional Subdivisions - Minor | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | | P | |

²¹ We have deleted "selective cutting" and "clear cutting" as a use as these will be addressed in the new tree preservation standards that will require a Zoning Certificate prior to the removal of certain trees and/or clear cutting.

²² As noted in the first section of Article 11, we have read Section 13-7-114 of the TCA to mean that counties do not have the authority to regulate agricultural uses. For this reason, we eliminated the "intensive agricultural use."

TABLE 11.01-I: TABLE OF ALLOWED USES

P = PERMITTED

S = SPECIAL USE

BLANK CELL = PROHIBITED

| USE CATEGORY | USE TYPE | A | RP-5 | RD-5 | V | H | CGV | GV | LFV | TV | RP-1 | RD-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
|--|---|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|-------------------------|
| Group Living | Congregate Assisted Living Centers | | | | | | | | | | | | | | | | | | S | Section 11.03:(B)(7) |
| | Institutional Single-Family Homes (1-8 Residents) ²³ | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | | P | |
| | Residential Institutional (1-8 Residents) | S | S | S | | | | | | | | | | | | | | | S | Section 11.03:(B)(8) |
| | Residential Institutional (9 or More Residents) | | | | S | | | | | | | | | | | | | | S | Section 11.03:(B)(9) |
| | Skilled Nursing Facilities | | | | | | | | | | | | | | | | | | S | Section 11.03:(B)(10) |
| PUBLIC AND INSTITUTIONAL USE CLASSIFICATION | | | | | | | | | | | | | | | | | | | | |
| Day Care | Day Care Centers | | | | P | P | P | | | | | | | | | | | | P | Section 11.03:(C)(1) |
| Educational Facilities | Educational Facilities | | P | P | P | P | P | | | | P | P | P | P | P | P | | | P | Section 11.03:(C)(2) |
| | Educational Facilities, Higher | | P | P | | | S | | | | | | | | | | | | P | Section 11.03:(C)(3) |
| Government Facilities | Government Maintenance, Storage, or Distributional Facilities | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.03:(C)(4) |
| | Government Offices | | | | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| | Public Safety Services | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| Health Care Facilities | Hospitals | | | | | | | | | | | | | | | | | | S | Section 11.03:(C)(5) |
| | Medical or Dental Clinics | | | | P | P | P | | | | | | | | | | | | P | |

²³ The TCA classifies homes used for 1-8 "unrelated mentally retarded, mentally handicapped, or physically handicapped persons" (TCA 13-24-102) as single-family residences, presumably subject to those laws applicable to single-family housing. For this reason, we have made a distinction in that type of group housing with the "Institutional Single-Family Home" permitted where other single-family dwellings are permitted.

TABLE 11.01-I: TABLE OF ALLOWED USES

P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED

| USE CATEGORY | USE TYPE | A | RP-5 | RD-5 | V | H | CGV | GV | LFV | TV | RP-1 | RD-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
|-------------------------------|---|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|-------------------------|
| | Outpatient Facilities | | | | P | P | P | | | | | | | | | | | | P | |
| Institutions | Clubs or Lodges | | | | P | P | P | | | | | | | | | | | P | P | |
| | Cultural Institutions | | | | P | P | P | | | | | | | | | | | P | P | Section 11.03:(C)(6) |
| | Religious Institutions | | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.03:(C)(7) |
| Parks and Open Areas | Commercial Cemeteries | | | | | | | | | | S | S | S | S | S | | | S | S | Section 11.03:(C)(8) |
| | Park or General Open Space ²⁴ | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| Transportation and Utilities | Airports, Landing Strips, and Heliports, Private | S | S | S | | | | | | | | | | | | | | | | Section 11.03:(C)(9) |
| | Airports, Landing Strips, and Heliports, Public | | | | | | | | | | | | | | | | | S | | Section 11.03:(C)(10) |
| | Utilities | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.03:(C)(11) |
| | Wireless Telecommunication Facilities | | | | | Permitted or Special Use as Established in Section 11.03:(C)(12). | | | | | | | | | | | | | | Section 11.03:(C)(12) |
| COMMERCIAL USE CLASSIFICATION | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment | Adult-Oriented Establishments | | | | | | | | | | | | | | | | | | S | Section 11.03:(D)(1) |
| Animal Care | Animal Boarding Facilities | P | S | S | | | | | | | | | | | | | | | S | Section 11.03:(D)(1)a) |
| | Animal Hospitals or Veterinarian Clinics or Animal Grooming | P | P | P | P | P | P | | | | | | | | | | | | P | |
| | Animal Hospitals or Veterinarian Clinics with Animal Boarding | P | S | S | | | | | | | | | | | | | | P | S | Section 11.03:(D)(3) |

²⁴ "Parks and Open Space" are currently called "Outdoor Institutional" in the existing Ordinance.

TABLE 11.01-I: TABLE OF ALLOWED USES

P = PERMITTED

S = SPECIAL USE

BLANK CELL = PROHIBITED

| USE CATEGORY | USE TYPE | A | RP-5 | RD-5 | V | H | CGV | GV | LFV | TV | RP-1 | RD-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
|--------------------------------------|---|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|-------------------------|
| Conference or Training Center | Conference Centers | | | | S | | | | | | | | | | | | | | S | Section 11.03:(D)(4) |
| | Rural Retreats – Extensive | P | P | P | | | S | | | | P | P | | P | P | | | | | Section 11.03:(D)(5) |
| | Rural Retreats – Limited | P | P | P | P | P | P | | | | P | P | | P | P | | | | | Section 11.03:(D)(6) |
| Eating and Drinking Establishments | Bars or Taverns | | | | P | P | P | | | | | | | | | | | P | P | |
| | Drive-In Restaurants | | | | | | | | | | | | | | | | | | P | |
| | Restaurants | | | | P | P | P | | | | | | | | | | | P | P | |
| | Specialty Eating or Drinking Establishment | | | | P | P | P | | | | | | | | | | | P | P | |
| Offices | Offices | | | | P | P | P | | | | | | | | | | | P | P | |
| Recreation/ Entertainment Facilities | Golf Courses | P | P | P | P | P | P | | | | P | P | P | P | P | P | | P | P | |
| | Golf Driving Ranges | P | P | P | P | P | P | | | | P | P | P | P | P | P | | P | P | |
| | Private Recreational Centers | | P | P | P | P | P | | | | P | P | P | P | P | P | P | | P | Section 11.03:(D)(7) |
| | Recreational and Athletic Facilities, Indoor | | | | P | | S | | | | | | | | | | | | P | Section 11.03:(D)(8) |
| | Recreational and Athletic Facilities, Outdoor | | S | S | S | S | S | | | | S | S | | | | | P | P | S | Section 11.03:(D)(9) |
| | Stadiums and Arenas | | | | | | | | | | | | | | | | | | S | Section 11.03:(D)(10) |
| Retail Sales and Services | Bank or Financial Institutions | | | | P | P | P | | | | | | | | | | | | P | |
| | Funeral Homes | | | | S | | S | | | | | | | | | | | | S | |
| | Convenience Stores without Gasoline Sales | | | | P | P | P | | | | | | | | | | | | P | |
| | Convenience Stores with Gasoline Sales | | | | P | P | S | | | | | | | | | | | | P | Section 11.03:(D)(11) |
| | Entertainment Establishments | | | | S | S | S | | | | | | | | | | | | S | |

TABLE 11.01-I: TABLE OF ALLOWED USES

P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED

| USE CATEGORY | USE TYPE | A | RP-5 | RD-5 | V | H | CGV | GV | LFV | TV | RP-1 | RD-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
|-------------------------------------|--|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|-------------------------|
| | Mixed Use/Multi-Tenant Developments | | | | S | S | S | | | | | | | | | | | | S | Section 11.03:(D)(12) |
| | Liquor Store | | | | S | S | S | | | | | | | | | | | | S | |
| | Grocery Store | | | | P | P | P | | | | | | | | | | | | P | |
| | Personal Service Establishments | | | | P | P | P | | | | | | | | | | | | P | |
| | Retail Sales and Service, Extensive | | | | S | S | | | | | | | | | | | | P | S | Section 11.03:(D)(13) |
| | Retail Sales and Service, General | | | | P | P | P | | | | | | | | | | | P | P | |
| Self-Service Storage | Self-Service Storage | | | | S | S | | | | | | | | | | | | P | S | Section 11.03:(D)(14) |
| Vehicle/Machinery Sales and Service | Automotive and Machinery Repair | | | | S | S | S | | | | | | | | | | | | P | Section 11.03:(D)(15) |
| | Automotive and Machinery Rental or Sales | | | | | | | | | | | | | | | | | P | P | |
| | Vehicle Washing Establishment | | | | P | | S | | | | | | | | | | | | P | |
| | Truck Stops | | | | | | | | | | | | | | | | | | S | Section 11.03:(D)(16) |
| Visitor Accommodations | Bed and Breakfast Establishments | P | P | P | P | P | P | | | | S | S | S | | | | | | S | Section 11.03:(D)(17) |
| | Hotels | | | | S | | S | | | | | | | | | | | | S | |
| INDUSTRIAL USE CLASSIFICATION | | | | | | | | | | | | | | | | | | | | |
| Extractive Industry | Rock Quarries | | S | S | | | | | | | | | | | | | | | S | Section 11.03:(E)(1) |
| | Mining Operations | | S | S | | | | | | | | | | | | | | | S | Section 11.03:(E)(1) |
| Industrial Uses | General Industrial Services | | | | S | S | | | | | | | | | | | | P | P | |
| | Light Industrial Uses | | | | S | S | S | | | | | | | | | | | P | P | Section 11.03:(E)(2) |
| | Heavy Industrial Uses | | | | | | | | | | | | | | | | | S | S | Section 11.03:(E)(3) |

| TABLE 11.01-I: TABLE OF ALLOWED USES | | | | | | | | | | | | | | | | | | | |
|--------------------------------------|--|---------------|------|------|---|-----------------|-----|----|-----|-------------------------|------|------|-----|-------|-------|----|------|----|------|
| | | P = PERMITTED | | | | S = SPECIAL USE | | | | BLANK CELL = PROHIBITED | | | | | | | | | |
| USE CATEGORY | USE TYPE | A | RP-5 | RD-5 | V | H | CGV | GV | LFV | TV | RP-1 | RD-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C |
| | Research and Development Facilities | | | | | | | | | | | | | | | | | P | P |
| | Warehouses | | | | | S | | | | | | | | | | | | P | P |
| Waste Related Services | Landfills, Private | | S | S | | | | | | | | | | | | | | S | |
| | Nontraditional Wastewater Treatment and Disposal Systems | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P |
| | Recycling Drop-Off and Other Drop-Off Centers | | P | P | P | P | P | | | | P | P | P | P | P | | | P | P |
| | Recycling Centers | | | | | S | | | | | | | | | | | | S | S |
| | Salvage Centers | | | | | S | | | | | | | | | | | | S | S |
| | Trash Compaction and Transfer Stations | | | | | | | | | | | | | | | | | S | S |

Section 11.02: Use Classifications and Use Categories

(A) GENERAL

(1) Purpose

This Section is intended to provide a systematic framework for identifying, describing, categorizing, and consolidating or distinguishing land uses in a way that makes it easier to determine how a particular land use activity, or combination of activities, is to be considered in applying the use table and other provisions of this Ordinance. This Section is also intended to provide support in addressing unlisted uses pursuant to [Section 11.01:\(B\)\(6\): Unlisted Uses](#).

(2) Structure of this Section

a) General

This Section identifies each of the five use classifications in [Table 11.01-I: Table of Allowed Uses](#), and includes a section under each use classification identifying each use

category. There are “characteristics” and “examples” subsections under each use category (individual use types are defined in [Article 23: Definitions](#)).

b) Principal Use Characteristics and Accessory Uses

The “characteristics” subsection describes common characteristics of each use category. Principal uses are assigned to the use category that most closely describes the nature of the principal use. Also listed are examples of common accessory uses that, unless otherwise stated in this Ordinance, are allowed in conjunction with a principal use.

c) Examples

The “examples” subsection lists common examples of use types included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself “wholesale sales,” but sells mostly to consumers, is included in the Retail Sales and Service Use Category rather than the Wholesale Sales Use Category. This is because the activity on the site matches the characteristics of the Retail Sales and Service Use Category.

(3) Developments with Multiple Principal Uses

When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore, and bakery, for example, would be classified in the Retail Sales and Service Use Category because all of the development’s principal uses are in that use category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable use category and each use is subject to applicable regulations for that use category. Developments with multiple principal uses, such as shopping centers, shall incorporate only those use types allowed in the applicable zoning district.

(4) Interpretation of Unlisted Uses

The procedure and standards for interpreting a use not listed in [Table 11.01-I: Table of Allowed Uses](#), shall be as established in [Section 9.05\(B\): Interpretations Related to Use](#).

(B) AGRICULTURAL USE CLASSIFICATION

(1) Agriculture Use Category

a) Characteristics

The Agriculture Use Category is characterized by activities related to the production of field crops, fruits, vegetables, ornamental and flowering plants, and the breeding, raising, or keeping of livestock, poultry, swine, and other animals for food or other marketable products. The Agriculture Use Category also includes silvicultural activities related to the planting, management, protection, and harvesting of trees for timber or other forest products, as well as the breeding, raising, and keeping of equine. Accessory uses may include offices, storage areas, barns, stables, irrigation systems, agricultural processing for on-site uses, and repair facilities related to the applicable agricultural and silvicultural activities.

b) Examples

Example use types include farms (arable, dairy, cattle, hog, poultry, sheep), fish farms, fish hatchery operations, orchards, vineyards, plant nurseries, timber forests, and horse farms.

(2) Agricultural Support and Services Use Category

a) Characteristics

The Agricultural Support and Services Use Category is characterized by use types that provide support and services to agricultural activities, whether located on- or off-site where the agricultural activities take place.

b) Examples

Example use types include agricultural processing for on-site uses, agri-education, agri-entertainment, farm wineries, feedlots, agricultural research facilities, and equestrian facilities.

(C) RESIDENTIAL USE CLASSIFICATION

(1) Household Living Use Category

a) Characteristics

- i) The Household Living Use Category is characterized by use types that provide for the residential occupancy of a dwelling unit by a household. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations and residential businesses are accessory uses that are subject to additional regulations (See [Section 11.04: Accessory Uses and Structures](#)).
- ii) For the purposes of this Ordinance, single-family dwellings may be located on existing parcels of record or in either a conservation or traditional subdivision.

b) Examples

Example use types include detached residential dwellings (e.g., single-family dwellings, manufactured homes, and other structures with self-contained dwelling units), attached residential dwellings (e.g., multi-family dwellings and congregate independent living centers), and retirement communities.

(2) Group Living Use Category

a) Characteristics

The Group Living Use Category is characterized by use types that provide for the residential occupancy of a structure by a group of people who are not part of an individual housekeeping unit and where the particular use type does not meet the definition of any use type categorized under the Household Living Use Category. The size of the group may be larger than the average size of a household. Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment. Common accessory uses include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.

b) Examples

Example use types include group homes, nursing homes, assisted living, halfway houses, and dormitories.

(D) PUBLIC AND INSTITUTIONAL USE CLASSIFICATION

(1) Day Care Use Category

a) Characteristics

The Day Care Use Category is characterized by use types that provide care, protection, and supervision for children or adults on a regular basis away from their primary residence, and typically for less than 24 hours per day. Care can be provided during daytime or nighttime hours. Accessory uses include offices, food preparation, recreation areas, and parking. This use includes both stand-alone facilities and those that meet the description but are housed within a religious institution or educational facility.

b) Examples

Example use types include adult day care centers and child day care centers.

c) Exceptions

The Day Care Use Category does not include temporary day care provided in connection with employment or commercial uses, recreational facilities, religious institutions, hotels, or other principal uses, where children are temporarily cared for while parents or guardians are employed part-time or temporarily occupied on the premises or in the immediate vicinity.

(2) Educational Facilities Use Category

a) Characteristics

The Educational Facilities Use Category is characterized by use types such as public and private schools at the elementary, middle, or high school level that provide state-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification. Accessory uses at schools include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities include offices, dormitories, food service, laboratories, health and sports facilities, theaters, meeting areas, athletic fields, parking, maintenance facilities, and on-campus supporting commercial.

b) Examples

Example use types include public and private kindergarten schools, elementary schools, middle or junior high schools, and senior high schools that provide state-mandated basic education, as well as colleges or universities, and vocational or trade schools.

(3) Government Facilities Use Category

a) Characteristics

The Government Facilities Use Category is characterized by use types that provide for the general operations and functions of Local, State, or Federal governments. Accessory uses include maintenance, storage (indoor and outdoor), fueling facilities, satellite offices, and parking areas.

b) Examples

Example use types include post offices, government offices, police stations, fire stations, and government maintenance, storage, and distribution facilities.

c) Exceptions

- i) Airports, utilities, and surface transportation are classified under the Transportation and Utilities Use Category.
- ii) Municipal, County, and State parks are classified under the Parks and Open Areas Use Category.
- iii) Water, wastewater, gas, cable, telephone, electric, and other infrastructure services, whether public or private, are classified under the Utilities Use Category.

(4) Health Care Facilities Use Category

a) Characteristics

The Health Care Facilities Use Category is characterized by use types that provide medical or surgical care and treatment to patients as well as laboratory services. Hospitals and medical treatment facilities offer overnight care, as well as outpatient care. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members.

b) Examples

Example use types include hospitals, medical and dental clinics, outpatient facilities, medical and dental labs, medical treatment facilities, drug and alcohol treatment facilities, and blood/tissue collection facilities.

c) Exceptions

- i) Uses that involve the provision of residential care for the elderly or disabled are classified under the Group Living Use Category.
- ii) Uses related to the care of animals are classified under the Animal Care Use Category.

(5) Institutions Use Category

a) Characteristics

The Institutions Use Category is characterized by use types that provide a variety of facilities, including buildings that provide meeting areas for religious activities, civic or fraternal club activities, convention centers or auditoriums, or institutions for preserving a

community's culture and heritage. Accessory uses include kitchens/cafeterias, recreation areas, offices, meeting rooms, parking, and staff residences.

b) Examples

Example use types include cultural facilities, libraries, museums, religious institutions (with cemeteries, columbaria, and mausoleums as accessory uses), private clubs, and lodges.

c) Exceptions

- i) Parks are classified under the Parks and Open Areas Use Category.
- ii) Convention centers and rural retreats are classified under the Conference or Training Center Use Category.

(6) Parks and Open Areas Use Category

a) Characteristics

The Parks and Open Areas Use Category is characterized by use types that focus on open space areas largely devoted to vegetative landscaping or outdoor recreation, and that tend to have few structures. Accessory uses may include club houses, recreational structures, statuary, fountains, maintenance facilities, concessions, parking, and columbaria and mausoleums (as accessory to cemeteries).

b) Examples

Example use types include arboretums or botanical gardens, greenways, athletic fields, parks, public squares or plazas, and commercial cemeteries.

(7) Transportation and Utilities Use Category

a) Characteristics

The Transportation and Utilities Use Category is characterized by use types that provide for the landing and takeoff of airplanes and helicopters, including loading and unloading areas. This use category also includes utilities and infrastructure that provide regional or community-wide service. Accessory uses include concessions, offices, parking, maintenance, equipment shelters, and fueling facilities.

b) Examples

- i) Examples of transportation use types include airports, landing fields, runways, and helicopter pads.
- ii) Examples of utilities include wastewater treatment plants, water towers, water and sewage pump stations, potable water treatment plants, electrical substations, and ground-based electrical/telephone/cable. This use category also includes wireless telecommunications towers (free-standing, co-located, and roof-mounted) that include facilities for transmitting wireless phones and pager services, and television and radio broadcasting equipment.

c) Exceptions

Nontraditional Sewage Treatment and Disposal Systems are considered Waste-Related Services (Industrial Use Classification).

(E) COMMERCIAL USE CLASSIFICATION

(1) Adult Entertainment Use Category

a) Characteristics

The Adult Entertainment Use Category is characterized by use types that sell, distribute, or present material or feature performances or other activities that emphasize the depiction or display of specified sexual activities or specified anatomical areas, as referenced in the Tennessee Code Annotated.

b) Examples

Example use types include adult book stores, adult video stores, adult arcades, and adult motion picture theaters (all distinguished by being largely devoted to selling, renting, or presenting media emphasizing sexually explicit content), as well as adult motels/hotels (motel/hotels largely devoted to providing room occupants films or other visual representations emphasizing sexually explicit content), and adult cabarets or night clubs (featuring live performances or services emphasizing the display of specified sexual activities or specified anatomical areas).

(2) Animal Care Use Category

a) Characteristics

- i) The Animal Care Use Category is characterized by use types related to the provision of medical services and general care.
- ii) Boarding services for domestic animals are also included in this category.

b) Examples

Example use types include animal shelters, animal grooming, kennels (outdoor and indoor), and veterinary clinics.

(3) Conference and Training Centers Use Category

a) Characteristics

The Conference and Training Center Use Category is characterized by facilities used for business, professional, spiritual, and other conferences, seminars, and training programs.

b) Examples

Example use types include rural retreats and conference centers.

(4) Eating and Drinking Establishments Use Category

a) Characteristics

The Eating and Drinking Establishments Use Category is characterized by use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.

b) Examples

Examples include restaurants with indoor and outdoor seating, restaurants with drive-through service, bars and taverns, and specialty eating establishments (e.g., ice cream parlors, bakery shops, dessert shops, juice, or coffee houses).

(5) Offices Use Category

a) Characteristics

The Offices Use Category is characterized by use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, supporting commercial, or other amenities primarily for the use of employees in the business or building.

b) Examples

Example use types include business services, professional services (such as lawyers, accountants, engineers, or architects), financial services (such as lenders, banks, brokerage houses, tax preparers), and sales offices (including real estate agents).

c) Exceptions

- i) Offices that are part of and located within a principal use in another use category are considered accessory to the establishment's primary activity.
- ii) Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored outside and no fabrication, services, or similar work is carried on at the site.
- iii) Government offices are classified as Government Facilities.
- iv) Medical and dental clinics, medical or dental labs, and blood collection facilities are classified as Health Care Facilities.
- v) Financial institutions offering drive-through or walk-up service to patrons (branch banks or credit unions) are classified as Retail Sales and Services.

(6) Recreation/Entertainment Use Category

a) Characteristics

The Recreation/Entertainment Use Category is characterized by use types that are privately owned and provide recreation or entertainment activities either outdoors or indoors. Accessory uses may include offices, concessions, snack bars, parking, and maintenance facilities.

b) Examples

- i) Example use types that are primarily indoors include country clubs, indoor commercial recreation uses (including fitness centers, bowling alleys, game rooms, shooting ranges, dancehalls, skating rinks, indoor swimming pools, racquetball and squash courts, and indoor tennis club facilities).

- ii) Example use types that are primarily outdoors include privately-owned arenas, amphitheaters, or stadiums, and outdoor commercial recreation uses (including private golf driving ranges and privately-owned miniature golf facilities; go-cart racing, race-track, or dirt-track facilities; drive-in movie theaters; privately-owned outdoor commercial tourist attractions, water parks, and amusement parks; campgrounds; and privately-owned active sports facilities such as ball fields, courts, and archery ranges), private golf courses, and outdoor swimming pools (private or non-profit).

c) Exceptions

- i) Banquet halls that are part of hotels (classified under the Visitor Accommodation Use Category) or restaurants (classified under the Eating Establishments Use Category) are accessory to those uses.
- ii) Private clubs or lodges are classified as Institutions.
- iii) Recreational facilities that are reserved for use by residents of particular residential developments and their guests are accessory to those residential use types.
- iv) Publicly owned golf courses, tennis courts, swimming pools, basketball courts, ball fields, amphitheaters, and other similar outdoor recreational or entertainment-oriented facilities are classified under the Parks and Open Areas Use Category.

(7) Retail Sales and Services Use Category

a) Characteristics

The Retail Sales and Services Use Category is characterized by use types involved in the sale, lease, or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, and parking. Use types within this use category have been categorized based on their intensity, scale, and function.

b) Examples

Example use types include gasoline sales, establishments meeting frequent or recurrent service needs of a personal nature, including financial institutions with drive-through or walk-up services to patrons, laundromats, laundry and dry-cleaning drop-off establishments, photography studios, mailing or packaging services, photocopy and blueprint services, hair salons and barber/beauty shops, day spas, dance or music instruction, martial arts classes, taxidermists, funeral homes, and theaters (including cinemas, screening rooms, and stages). The Retail Sales and Services Use Category also includes general retail sales, and uses primarily engaged in the repair of small items (e.g., TVs, bicycles, clocks, and watches).

c) Exceptions

- i) Contractors and others who perform services off-site but maintain office space on-site are classified under the Offices Use Category. Those contractors and others whose equipment and materials are stored on-site and/or who fabricate, service, or perform similar work on the site are classified under Industrial Uses Use Category.
- ii) Bakeries, dinner theaters, or entertainment establishments primarily engaged in the sale of food for on-site consumption are classified under the Eating and Drinking Establishments Use Category.
- iii) Uses providing financial, professional, or business services by appointment or with only limited contact with the general public are classified under the Offices Use Category.
- iv) Uses that involve the sales, distribution, or presentation of materials or activities emphasizing sexually explicit content are classified under the Adult Entertainment Use Category.

(8) Self-Service Storage Use Category

a) Characteristics

The Self-Service Storage Use Category is characterized by use types that provide individual, self-contained units or areas leased to individuals, organizations, or businesses for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing or removing personal property. Accessory uses include leasing offices, outdoor storage of boats and campers, and living quarters for a resident manager or security guard. Use of the storage areas for sales, service, repair, or manufacturing operations is not considered accessory to Self-Service Storage. The rental of trucks or equipment is also not considered accessory to the use.

b) Examples

Example use types include self-service storage establishments, also called “mini-warehouses.”

c) Exceptions

A transfer and storage business, where there are not individual storage areas, or where employees are the primary movers of property being stored or transferred, is classified under the Industrial Uses Use Category.

(9) Vehicle/Machinery Sales and Services Use Category

a) Characteristics

The Vehicle/Machinery Sales and Services Use Category is characterized by the direct sale and/or service of passenger vehicles, trucks, motorcycles, farm machinery, and other consumer motor vehicles intended for transport of goods or persons over land, water, or in the air; whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display and sales, and vehicle storage.

b) Examples

Examples include rental and sales of automobiles, recreational vehicles, boats, motorcycles, off-road vehicles, farm machinery, and aircraft; automobile, aircraft and marine repair and servicing; automobile wash and detail shops; transmission or muffler shops; towing service; tire sales and mounting; taxicab service; or truck or trailer rental.

c) Exceptions

Storage of inoperable vehicles or parts is classified under the Waste Related Services Use Category.

(10) Visitor Accommodations

a) Characteristics

The Visitor Accommodations Use Category is characterized by use types that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.

b) Examples

Example use types include hotels and bed and breakfast establishments.

(F) INDUSTRIAL USE CLASSIFICATION

(1) Extractive Industry Use Category

a) Characteristics

The Extractive Industry Use Category is characterized by use types involving the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources. Such uses also include quarrying, well operation (excluding water wells), mining, or other procedures typically done at an extraction site. Accessory uses include offices, limited wholesale sales, security or caretaker's quarters, outdoor storage, and maintenance facilities.

b) Examples

Example use types include quarries, general mining, sand, and gravel extraction operations.

(2) Industrial Uses Use Category

a) Characteristics

The Industrial Uses Use Category is characterized by use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Use types also may include those uses that involve the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. The use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come

to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters.

b) Examples

Example use types include industrial services, research facilities, laboratories, manufacturing plants, and warehousing. Additional examples of general industrial services, heavy industrial, and light industrial uses are provided below.

i) General Industrial Services

Example use types include: machine shops; production or repair of small machines, electronic parts, and equipment; tool repair; production of precision items and other electrical items; research, development, and testing facilities and laboratories electric motor repair; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item; repair of scientific or professional instruments; heavy equipment sales, rental, or storage; heavy equipment servicing and repair; building, heating, plumbing, or electrical contractors; fuel oil or bottled gas distributors; research and development facilities; laundry, dry-cleaning, and carpet cleaning plants; and general industrial service uses.

ii) Heavy Industrial

Example use types of heavy industrial include, but are not limited to: the manufacture or assembly of textiles, machinery, equipment, instruments, vehicles, and appliances; rendering; concrete production; asphalt plants; glass and plastic production; cardboard fabrication; and petroleum refining.

iii) Light Industrial

Example use types of light industrial include: sewing or assembly of textiles into consumer products; woodworking and cabinet building; publishing and lithography; computer design and development; production of communications equipment; sign making; assembly of pre-fabricated parts; preparation, packing, or baking of food products; and building, heating, plumbing, landscaping or electrical contractors.

c) Exceptions

- i)** Contractors and others who perform services off-site are included in the Offices Use Category if equipment and materials are not stored on site, and no fabrication, services, or similar work is carried on at the site."
- ii)** Manufacturing of goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services if the manufacturing area does not exceed 35 percent of the development's gross floor area.

(3) Waste Related Services Use Category

a) Characteristics

The Waste-Related Services Use Category is characterized by use types that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. This use category also includes use types that collect and process or distribute recycled and/or salvaged materials. Accessory uses may include offices, outdoor storage, and repackaging and trans-shipment of by-products.

b) Examples

Example Use Types include recycling and salvage centers, sanitary landfills, tire disposal or recycling, waste composting, incinerators, energy recovery plants, salvage centers, hazardous waste collection sites, and recycling drop-off centers.

Section 11.03: Use-Specific Standards

Use-specific standards are the requirements applied to individual use types, regardless of the zoning district, in which they are located or the review procedure by which they are approved. This Section is intended to identify the use-specific standards for all principal uses identified in [Table 11.01-1: Table of Allowed Uses](#), as subject to “additional requirements.” These uses are also subject to all other applicable requirements in this Ordinance.

(A) AGRICULTURAL USE CLASSIFICATION

(1) Nurseries

- a)** The minimum lot area requirement for a nursery is 10 acres.
- b)** All plant materials shall be established in the ground and/or propagated in a greenhouse.
- c)** Retail and wholesale sales of the plant materials are permitted.
- d)** All non-plant materials sold must be displayed in an enclosed building that shall have a maximum floor area of 1,000 square feet.
- e)** Nurseries shall comply with the Storm Water Management Regulations of Williamson County.
- f)** All buildings shall comply with the applicable building code.

(2) Agri-Tourism and Education

- a)** Agri-tourism and education shall be directly associated with an on-going agricultural use on the same lot or on a parcel adjacent to the agricultural use.
- b)** The use shall be operated or maintained by the owner or occupant of the land upon which the associated agriculture use is being conducted.
- c)** The minimum lot area shall be 15 acres.
- d)** Agri-tourism and education facilities shall comply with the Storm Water Management Regulations of Williamson County.
- e)** All buildings shall comply with the applicable building code.

(3) Equestrian Facilities

- a)** Equestrian facilities shall have a minimum lot area of 15 acres.
- b)** The maximum number of equine permitted on the property shall not exceed one equine per 2 acres.
- c)** Equestrian facilities shall be designed to include one inside stall for every two animals kept overnight.
- d)** The following minimum setbacks shall be provided:
 - i)** Outdoor corrals, riding areas, piles of manure, feed, and bedding shall be set back a minimum of 100 feet from the property lines.
 - ii)** All roofed structures shall be set back a minimum of 150 feet from the property lines. Run-in sheds shall be set back a minimum of 15 feet from the side and rear property lines and 50 feet from the front property line.
 - iii)** Pastures may extend to any property line.
- e)** Equestrian facilities shall comply with the Storm Water Management Regulations of Williamson County.
- f)** If a public address system is to be utilized, no sound shall be audible at the property line.
- g)** Attendance at special events is limited to 100 people. Events not in conformance with these limitations shall only be permitted in accordance with Section 11.05: Temporary Uses and Structures.
- h)** All buildings shall comply with the applicable building code.

(4) Farm Wineries

- a)** The owner shall obtain all applicable licenses and approvals from any required Local, State or Federal authority including, but not limited to the Tennessee Alcoholic Beverage Commission and the Tennessee Department of Agriculture prior to commencement of winery operations.
- b)** The area of the winery site, which may include a single lot or multiple contiguous lots, shall be a minimum of 15 acres.
- c)** A minimum of three acres of the winery site shall be utilized and maintained for growing grapes or other crops used in wine production.
- d)** The use must comply with the applicable building code and permitting requirements as well as all applicable regulations related to the treatment and disposal of wastewater.
- e)** The total floor area of all buildings used for processing/bottling, tasting, sales, wine storage, or office space shall not exceed 25,000 square feet.
- f)** All buildings, parking, and loading areas shall be set back a minimum of 100 feet from the property lines, and shall be buffered in accordance with the requirements as established in Article 15: Landscaping and Bufferyards.
- g)** Facilities for selling, fermenting, and/or bottling wine shall not be in operation until the on-site vineyard, orchard, or other growing area has been established.
- h)** Farm wineries shall comply with the Storm Water Management Regulations of Williamson County.
- i)** The following accessory uses and activities are permitted in conjunction with a farm winery:

- i) Where otherwise permitted by State or Federal law and regulation, on-premise consumption (wine tasting) and the sale of wine and wine-related products. The aggregate total floor area for such sales and consumption shall not exceed 4,000 square feet.
 - ii) Daily tours shall be permitted between 9:00 A.M. and 10:00 P.M.
 - iii) Attendance at special events is limited to 250 people. These may include wine appreciation/education seminars, non-profit benefits, weddings, and similar events conducted for the purpose of marketing wine. Outdoor events shall be completed during daylight hours. Events not in conformance with these limitations shall be permitted only in accordance with [Section 11.05: Temporary Uses and Structures](#).
- j) All buildings shall comply with the applicable building code.

(B) RESIDENTIAL USES

(1) Congregate Independent Living Centers

- a) The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b) The minimum lot area shall be 10 acres.
- c) The maximum gross residential density shall be 7.5 dwelling units per acre.
- d) If the dwelling units are attached, the principal buildings shall be set back a minimum of 60 feet from all property lines. If the dwelling units are detached, the minimum setbacks shall be those of the applicable zoning district.

(2) Conservation Subdivisions

The application shall demonstrate compliance with the requirements of this Ordinance as they relate to the applicable zoning district and the standards of [Article 12: Conservation Subdivision Standards](#).

(3) Mobile Homes

- a) Unit must meet all lot requirements of the applicable zoning district.
- b) Unit must have steps to each doorway and must provide deck area of four feet by four feet for the front door, and three feet by three feet for all other doors.
- c) All steps and decks must provide handrails and guardrails a minimum of 32 inches high.
- d) Step risers must be a maximum of eight inches high and platforms must be at least nine inches wide.
- e) The frame, wheels, crawl space, storage areas, and utility connections of all mobile homes shall be concealed from view by skirting made of durable all-weather construction material that is consistent with the exterior of the mobile home. Installation of the skirting must be completed within 60 days of the placement of the mobile home on the stand. No obstruction shall be permitted that impedes the inspection of plumbing and electrical facilities.
- f) A modular home or manufactured home (a double-wide) shall be considered a “single family dwelling” for the purposes of this Ordinance, permitted where single-family dwellings are permitted and subject to all applicable standards of this Ordinance.

(4) Mobile Home Parks

- a)** Mobile home parks shall be located on a minimum land area of ten acres with a maximum permitted density of 20 mobile home stands per acre.
- b)** Open space shall be arranged to provide suitable on-site recreation for the residents and buffering for surrounding residential areas.
- c)** There shall be a minimum setback of 1,000 feet between the property line of the mobile home park and the nearest property line of a historic site.
- d)** No public address or loudspeaker system shall be permitted.
- e)** See [Section 11.03:\(B\)\(3\): Mobile Homes](#) for regulations applying to individual mobile home units.

f) Streets in Mobile Home Parks

- i)** All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads. Each mobile home plot shall include access by a system of private streets, driveways, or other means of access within the park.
- ii)** Any private streets that are located in the mobile home park shall use generally accepted engineering practices to provide a minimum pavement width of 24 feet to allow safe and adequate access to each mobile home stand not served by a public street abutting the mobile home park.
- iii)** Entrances to mobile home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. Vehicle parking areas, other than on driveways, shall be set back a minimum of 100 feet from a collector or arterial road.

g) Other Design Standards

- i)** Each mobile home stand shall have off-street parking space for at least two vehicles. Spaces shall meet the minimum design standards of Article 17: Access, Off-Street Parking, and Loading Standards.
- ii)** All mobile home parks shall be subject to the landscaping and screening requirements of Article 15: [Landscaping and Bufferyards](#).

h) Open Space

Open space shall be provided in accordance with [Article 14: Open Space Set-Aside Standards](#).

i) Mobile Home Stands

- i)** The general design standards for mobile home stands are as follows:
 - A.** Each mobile home park may have up to 200 mobile home stands.
 - B.** The mobile home stand shall provide for the practical placement of the mobile home and removal of the mobile home from the mobile home park.
 - C.** Access to the mobile home stand shall be kept free of trees or other immovable obstructions.
 - D.** The mobile home stand shall be constructed of appropriate material (such as concrete), be properly graded, placed and compacted in order to

provide durable and adequate support of the maximum loads during all seasons of the year. The mobile home stand shall react as a fixed support and remain intact under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind, or other forces acting on the structure. Adequate surface drainage shall be obtained by proper grading of the mobile home stand and the mobile home space.

- E.** Mobile home stands shall not occupy an area in excess of one-third of the respective mobile home plot (e.g. the maximum coverage of the mobile home stand to the plot where the mobile home is located shall not exceed 0.33).

- ii)** The dimensional requirements for mobile homes and mobile home stands shall be as follows:

- A.** There shall be a minimum mobile home stand width of 35 feet.
- B.** Mobile homes shall be set back a minimum of 20 feet from the edge of the street pavement for internal streets and 40 feet from any right-of-way of a public street.
- C.** There shall be a minimum setback of 20 feet from all other mobile homes or principal buildings in the park.
- D.** The setback between mobile homes and accessory structures shall be five feet.

j) Community Buildings

Each mobile home park shall have one or more central community buildings with central heating that must be maintained in a safe, clean, and sanitary condition. The building shall be constructed in such a manner as to provide safe conditions during storms.

(5) Multi-Family Dwellings

- a)** Multi-family dwellings in the V and H Districts shall meet the general Special Use criteria established in [Section 5.01: Special Use](#).
- b)** Multi-family dwellings in the SIC and 840C Districts shall meet the general Special Use criteria established in [Section 5.01: Special Use](#) and the following standards:
 - i)** Multi-family dwellings shall only be permitted in conservation subdivisions.
 - ii)** A maximum of 15 percent of the total dwelling units in a conservation subdivision may be multi-family dwellings.
 - iii)** There shall be a maximum of six dwelling units in any single structure.
 - iv)** Each dwelling unit's shall have a separate, exterior entrance with no common interior space shared between dwelling units.
 - v)** Multi-family dwellings shall be located internally within the conservation subdivision where they are surrounded by single-family dwelling units and open space.

(6) Retirement Communities

- a)** The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b)** The minimum lot area for a retirement community shall be 25 acres

- c)** The maximum permitted density of 6.5 dwelling units per acre. Each bed in a skilled nursing facility shall be counted as one dwelling unit for the purposes of density calculations.
- d) Permitted Residential and Health Care Facilities**

 - i)** The following residential and health care facility use types may be permitted within the retirement community:

 - A.** Single-family dwellings;
 - B.** Multi-family dwellings;
 - C.** Congregate independent living centers;
 - D.** Congregate assisted living centers; and
 - E.** Skilled nursing facilities.
- e) Permitted Nonresidential Uses**

 - i)** The following nonresidential use types may be permitted within the retirement community:

 - A.** Day care centers for adults;
 - B.** Personal service establishments; and
 - C.** Specialty eating or drinking establishments,
 - ii)** The above uses shall be limited to 2,500 square feet each and shall be located within one of the principal residential buildings allowed as in [Section 11.03:\(B\)\(6\)d\): Permitted Residential and Health Care Facilities](#) above.
- f)** Retirement communities shall not include residential institutional use types of any size (See [Section 11.03:\(B\)\(8\): Residential Institutional \(1-8 Residents\)](#) and [Section 11.03:\(B\)\(9\): Residential Institutional \(9 or More Residents\)](#), unless otherwise permitted by State law.
- g)** Services, activities, programs, and accessory uses incidental to the operation of a retirement community may be provided on-site. These uses could include, but are not limited to, social services, food services, exercise programs, and home health programs.
- h)** Ownership of property in a retirement community shall remain with a single entity that shall be responsible for the operation and maintenance of all of the facilities, residences, and grounds. The fee ownership of individual residences and units and the subdivision of property into individual lots or through a condominium ownership are prohibited. The legal framework to ensure compliance with the requirements of this Subsection is subject to the review by the County Attorney and approval by the Planning Commission prior to the issuance of any Building Permit.
- i)** It is intended that retirement communities provide a continuum of housing alternatives geared to the physical condition and special needs of its intended population. All retirement communities must contain a single-family and/or multi-family component as well as one or more of the following residential use types: congregate independent living center, congregate assisted living center, and skilled nursing facility.
- j)** The initial phase of construction of a retirement community must include the core central service facilities, including but not limited to those listed in [Section 11.03:\(B\)\(6\)g](#) above.
- k)** All residential use types within the retirement community shall be interconnected and accessible to one another via a system of sidewalks with a minimum width of six feet.

- l)** Any main collector roads within a retirement community that connect communal use areas shall contain sidewalks or other off-street walking paths.
- m)** Where a retirement community is designed to accommodate motorized carts such as golf carts (e.g., through the development of travel trails or designated lanes along roads), the following standards shall apply:
 - i)** Parking spaces designated for motorized carts shall have minimum dimensions of six feet wide by ten feet long.
 - ii)** For commercial or recreational uses that require parking in accordance with Article 17: Access, Off-Street Parking, and Loading Standards, up to ten percent of the required number of parking spaces may be designated for motorized carts.
 - iii)** Any paths that are to be used for motorized carts shall have a minimum width of eight feet.
- n) **Setbacks****
 - i)** Principal buildings shall be set back a minimum of 20 feet from all internal street rights-of-way.
 - ii)** There shall be a minimum distance of 25 feet between all principal buildings unless they are connected by covered or enclosed walkways.
 - iii)** Principal buildings shall be set back a minimum of 100 feet from all the property lines.
- o) **Accessibility and Safety Standards****
 - i)** All facilities within the retirement community shall be handicapped-accessible, with doorways with a minimum width of 36 inches.
 - ii)** Grab bars and non-skid flooring shall be provided in kitchens and bathrooms of all dwelling units.
 - iii)** All units two or more stories in height shall be required to have elevator systems.
 - iv)** All units and activity areas shall be provided with automatic sprinkler systems in accordance with applicable fire safety standards.
- p) **Open Space****

Open space shall be provided in accordance with [Article 14: Open Space Set-Aside Standards](#).

(7) **Congregate Assisted Living Centers**

- a)** The proposed use shall require Major Site Plan approval by the Planning Commission (See [Article 6: Minor and Major Site Plans](#)).
- b)** There shall be a minimum lot area of five acres.
- c)** All structures and activity areas shall be set back a minimum of 50 feet from all property lines, or shall meet the setback requirements of the applicable zoning district, whichever is greater.
- d)** The density shall not exceed 10 patient rooms per acre.

(8) Residential Institutional (1-8 Residents)²⁵

- a)** The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b)** There shall be a minimum lot area of two acres.
- c)** All structures and activity areas shall be set back a minimum of 50 feet from all property lines, or shall meet the setback requirements of the applicable zoning district, whichever is greater.
- d)** All required licenses and permits from applicable State authorities must be secured prior to occupancy.
- e)** Clients of the facility must be actively and continuously enrolled in outpatient rehabilitation or substance abuse program (if applicable) that is supervised by a licensed medical professional, or a recognized substance abuse treatment program, or both as may be applicable.
- f)** The facility shall not be established or modified in a manner that would make it inconsistent with the scale and character of the surrounding neighborhood.
- g)** No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify the facility as a residential institutional use.
- h)** No more than two occupants may occupy each bedroom.
- i)** The facility shall have a staff member either on staff or residing at the facility 24 hours a day, seven days a week.

(9) Residential Institutional (9 or More Residents)

- a)** The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b)** There shall be a minimum lot area of five acres.
- c)** All structures and activity areas shall be set back a minimum of 50 feet from all property lines, or shall meet the setback requirements of the applicable zoning district, whichever is greater.
- d)** There shall be a minimum set back requirement of 3,000 feet from any other residential institutional use (regardless of size) as measured from property line to property line of the individual facilities.
- e)** All required licenses and permits from applicable State authorities must be secured prior to occupancy.
- f)** The facility shall not be established or modified in a manner that would make it inconsistent with the scale and character of the surrounding neighborhood.
- g)** Special fire escapes and other required structural changes shall be located and screened to minimize the character differences with other residential units in the area.
- h)** No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify the facility as a residential institutional use.
- i)** No more than two occupants may occupy each bedroom.

²⁵ These uses are of the same scale as the institutional single-family home uses (permitted in all residential zoning districts by State law) but may house those other than the mentally or physically handicapped (e.g., halfway houses for drug or alcohol addiction).

- j)** The facility shall have a staff member either on staff or residing at the facility 24 hours a day, seven days a week.
- k)** If the facility is designed to accommodate those other than the mentally or physically disabled, clients of the facility must be actively and continuously enrolled in outpatient rehabilitation or substance abuse program (if applicable) that is supervised by a licensed medical professional, or a recognized substance abuse treatment program, or both as may be applicable.
- l)** Adequate parking shall be provided in accordance with Article 17: Access, Off-Street Parking, and Loading Standards, and subject to conditions of the Special Use review.

(10) Skilled Nursing Facilities

- a)** The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b)** There shall be a minimum lot area of two acres.
- c)** All structures and activity areas shall be set back a minimum of 50 feet from all property lines, or shall meet the setback requirements of the applicable zoning district, whichever is greater.
- d)** The density shall not exceed 15 patient rooms per acre.

(C) PUBLIC AND INSTITUTIONAL USES

(1) Day Care Centers

- a)** An applicant shall obtain a license to operate the facility from any required Local, State, or Federal authority including, but not limited to, the Tennessee Department of Human Services.
- b)** All play areas shall be fenced, and buffered in accordance with Article 15: Landscaping and Bufferyards.
- c)** All refuse shall be contained in completely enclosed facilities and located to the rear of the building.

(2) Educational Facilities

- a)** The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b)** Proposed additions to educational facilities may be reviewed by the Planning Director as a Minor Site Plan (See Section 6.01: Minor Site Plan.) if the proposed expansion is less than 50 percent of the floor area of the original structure or less than 2,000 square feet, whichever is less.
- c)** New educational facilities shall be required to take primary access from an arterial or collector road as established in the Williamson County Major Thoroughfare Plan.

(3) Educational Facilities, Higher

- a)** Higher educational facilities that operate out of office space shall be reviewed as an office use type.
- b) New Higher Educational Facilities**
 - i)** There shall be a minimum lot area of 20 acres.

- ii) New higher educational facilities shall take primary access from an arterial road as established in the Major Thoroughfare Plan.
- iii) Principal buildings shall be set back a minimum of 250 feet from all property lines.
- iv) All other structures, parking areas, and related uses shall be set back a minimum of 100 feet from all adjacent residential property lines.

(4) Governmental Maintenance Storage or Distributional Facilities

- a) There shall be a minimum lot area of five acres.
- b) The principal building shall be set back a minimum of 100 feet.
- c) All structures, parking areas, and related uses shall be set back a minimum of 50 feet from all adjacent residential property lines.

(5) Hospitals

- a) There shall be a minimum lot area of five acres.
- b) New hospitals shall take primary access from an arterial road as established in the Major Thoroughfare Plan.
- c) The principal building shall be set back a minimum of 100 feet.
- d) All structures, parking areas, and related uses shall be set back a minimum of 50 feet from all adjacent residential property lines.

(6) Cultural Institutions

- a) A minimum of 25 percent of the lot shall be maintained as landscaped areas or open space.
- b) New cultural institutions that require a lot area larger than five acres shall take primary access from an arterial road as established in the Major Thoroughfare Plan.

(7) Religious Institutions

- a) The proposed use shall require Major Site Plan approval by the Planning Commission (See Article 6: Minor and Major Site Plans.).
- b) Proposed additions to religious institutions may be reviewed by the Planning Director as a Minor Site Plan (See Section 6.01: Minor Site Plan.) if the proposed expansion is less than 50 percent of the floor area of the original structure or less than 2,000 square feet, whichever is less.
- c) New religious institutions shall be required to take primary access from an arterial or collector roadway as established in the Major Thoroughfare Plan.

(8) Commercial Cemeteries

- a) Commercial cemeteries shall have a minimum lot or site area of 20 acres, including business offices and storage buildings.
- b) New commercial cemeteries shall take primary access from an arterial road as established in the Major Thoroughfare Plan.
- c) Commercial cemeteries shall be subject to all applicable standards of Title 46 of the Tennessee Code Annotated and any other applicable Local, State, or Federal regulations.

(9) Airport, Landing Strip, and Heliport, Private

- a)** Private airport, landing strips, and heliports in the A, RP-5, and RD-5 Districts are to be used for agricultural or recreational purposes only.
- b)** Runways and landing strips shall have a minimum width of 50 feet and a maximum of 3,000 feet in length.
- c)** There shall be no more than one runway or landing strip, or up to two heliport pads, on a single property.
- d)** No obstruction shall exist within 50 feet on each side of the center line of the landing field along the full length of the runway or landing strip.
- e)** The ends of the runway shall be set back a minimum of 1,000 feet from all property lines.
- f)** Runways, landing strips, and heliport pads shall be set back from the property line a minimum of 200 feet on either side of the runway along points along the runway. If the subject property is adjacent to a residentially zoned property, this setback shall be increased to 1,000 feet.
- g)** No aircraft will be hangered, tied down, or parked within the setbacks established above.
- h)** Outside of the setbacks from the runways, landing strips, and heliport pads, all buildings, hangars, or other structures shall be set back a minimum of 100 feet from any street or property line.
- i)** The proposed establishment or expansion of an airport, landing strip, or heliport shall not in any way conflict or overlap with flight patterns and approach areas of any other airport, landing strip or heliport.
- j)** The maximum height of structures on the property shall be subject to the provisions of Federal Aviation Administration, Part 77.
- k)** No commercial activity shall be conducted in connection with any private airport, landing strip, or heliport unless otherwise permitted and approved within the applicable zoning district. This includes a prohibition on airframe or engine repair for compensation; sale of parts or accessories, including oil and fuel; flight school, ground school, flying lessons or pilot training; sightseeing, aircraft rides for compensation, rental, or leasing of aircraft; and the rental of hangar space or outdoor parking space for compensation.
- l)** All repair of airplanes and machinery shall be conducted inside hangars or other enclosed buildings.

(10) Airport, Landing Strip, and Heliport, Public

- a)** The area proposed for this use shall be sufficient in size and the site otherwise adequate to meet the standards for the proposed class of airport as established by the Federal Aviation Administration (FAA) and the Tennessee Department of Transportation in accordance with their applicable rules and regulations.
- b)** Any proposed runway or landing strip shall be situated so that any structures, high voltage power lines, towers, chimneys, and natural obstructions located within the approach zones shall comply with regulations for height restrictions in airport approach zones of the Federal Aviation Administration, Part 77.
- c)** There shall be sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the Federal Aviation Administration. If air rights or easements have been acquired from the owners of abutting properties in which approach zones fall, proof thereof shall be submitted with the application.

- d)** All runways, landing strips, heliport pads, buildings, hangars, or other structures shall be set back a minimum of 200 feet from any street or property line.
- e)** The ends of the runway shall be set back a minimum of 1,000 feet from all property lines.
- f)** All other portions of runways, landing strips, and heliport pads shall be set back from the property line a minimum of 200 feet on either side of the runway along points along the runway. If the subject property is adjacent to a residentially zoned property, this setback shall be increased to 1,000 feet.
- g)** All repair of airplanes and machinery shall be conducted inside hangars or other enclosed buildings.

h) Permitted Uses within the Primary Surface

Uses within the area designated as the primary surface, as established and defined by FAA Part 77, as amended, shall be limited to:

- i)** Open space; and
- ii)** Permitted airport uses.

i) Permitted Uses within the Inner Approach, Outer Approach, and Transitional Surfaces

Uses within the inner approach, outer approach, and transitional approach areas, as established and defined by FAA Part 77 as amended, shall be limited to those uses permitted in the underlying base zoning districts with the exception that the following uses shall be prohibited:

- i)** Private or public landfills;
- ii)** Trash compaction and transfer stations;
- iii)** Sewage ponds;
- iv)** Sludge disposal;
- v)** Water reservoir;
- vi)** Feedlots;
- vii)** Slaughterhouses;
- viii)** Waterfowl productions that are not completely enclosed within a structure;
- ix)** Wildlife sanctuaries and refuges;
- x)** Lakes or ponds with a surface area in excess of one acre or designed to attract or harbor waterfowl unless such lake or pond is required as part of the site's storm water drainage system as required by the County;
- xi)** Commercial shooting ranges;
- xii)** Private airports, landing strips, and heliports;
- xiii)** Hospitals;
- xiv)** Educational facilities;
- xv)** Religious institutions; and
- xvi)** Ball fields.

j) Performance Standards

- i) Notwithstanding any other provisions of this Ordinance, no use may be made of land within any AP District established by this Ordinance in such a manner as to create electrical interference with radio communication between the airport and aircraft, to make it difficult for pilots to distinguish between airport lights and other lights, to create glare in the eyes of pilots using the airport, to impair visibility in the vicinity of the airport, or to otherwise endanger the landing, taking off, or maneuvering of aircraft.
- ii) Notwithstanding any other provisions of this Ordinance, no use may be made of land within any AP District established by this Ordinance in such a manner as to produce smoke, fumes or gases that would interfere with the safe operation by aircraft of the airport.

(11) Utilities

High-voltage transformers and any other utility structures or equipment of potential hazard shall be completely enclosed by a chain link fence and buffered in accordance with [Article 15: Landscaping and Bufferyards](#).

(12) Wireless Telecommunication Facility²⁶

a) Purpose and Legislative Intent

The Telecommunications Act of 1996 affirmed Williamson County's authority concerning the placement, construction, and modification of wireless telecommunications facilities. Williamson County finds that it is in the best interest of the citizens of Williamson County to develop regulations that would minimize the effect of the placement of telecommunication structures. The County also recognizes that facilitating the development of wireless service technology can be an economic development asset to the County and of significant benefit to the County and its residents. In order to insure that the placement, construction, or modification of wireless telecommunications facilities is consistent with the County's land use policies, Federal law, and Tennessee law, the County is adopting a single, comprehensive, wireless telecommunications facilities application and permit process. The intent of this Ordinance is to minimize the negative impact of wireless telecommunications facilities, while establishing a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, safety and welfare of Williamson County.

b) Title

This Ordinance, which is contained within and made a part of the Williamson County Zoning Ordinance, shall be known and cited as the Wireless Telecommunications Facilities Siting Ordinance for Williamson County.

²⁶ The only change to this section was to move the definitions from the current 4400Y to the definitions article of this new Ordinance.

c) Severability

- i) If any word, phrase, sentence, part, section, subsection, or other portion of this Ordinance or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the proscribed application thereof, shall be severable, and the remaining provisions of this Ordinance, and all applications thereof, not having been declared void, unconstitutional, or invalid, shall remain in full force and effect.
- ii) Any permit or certificate issued under this Ordinance shall be comprehensive and not severable. If part of a permit or certificate is deemed or ruled to be invalid or unenforceable in any material respect, by a competent authority, or is overturned by a competent authority, the permit shall be void in total, upon determination by the County.

d) Overall Policy and Desired Goals for Permits for Wireless Telecommunications Facilities

In order to ensure that the placement, construction, and modification of wireless telecommunications facilities has minimum adverse effect on the County's health, safety, public welfare, environmental features, the nature and character of the community and neighborhood while recognizing the desire for telecommunication services the County hereby adopts an overall policy with respect to issuing a Zoning Certificate for wireless telecommunications facilities for the express purpose of achieving the following goals:

- i) Requiring a permit/Zoning Certificate for any new, co-location, or modification of a wireless telecommunications facility unless otherwise provided herein.
- ii) An applicant submitting an application for a co-location of an antenna that does not increase the height of the telecommunication structure will need only to provide the location of the antenna to obtain a zoning certificate. The certificate shall be granted at no cost to the applicant.
- iii) Establishing a policy for examining an application for and issuing a Zoning Certificate for wireless telecommunications facilities that is both fair and in compliance with State and Federal laws.
- iv) Promoting and encouraging, wherever possible, the sharing and/or co-location of wireless telecommunications facilities among service providers.
- v) Promoting and encouraging, wherever possible, the placement, height and quantity of wireless telecommunications facilities in such a manner including, but not limited to, the use of stealth technology to minimize adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area while balancing the desire for additional telecommunication services.

e) Location of Wireless Telecommunications Facilities

- i) Applicants for wireless telecommunications facilities shall locate, site, and erect said wireless telecommunications facilities in accordance with the following priorities, with Paragraph (A) being the highest priority and Paragraph (D) being the lowest priority.
 - A. On existing towers or other structures without increasing the height of the tower or structure.

- B.** On County-owned properties.
 - C.** On existing towers or structures by increasing their height.
 - D.** All other sites.
 - ii)** Should an applicant by-pass sites of higher priority, it shall provide documentation showing substantial evidence that the higher priority option is not a commercially viable option or technically feasible. Agreements between providers limiting or prohibiting co-location shall not be by itself substantial evidence for a claim of commercial impracticability or hardship.
 - iii)** Notwithstanding the above, the Codes Compliance Director or, if applicable, the BZA, may approve any site located within an area in the above list of priorities, provided that it finds that the proposed site is not injurious to the best interest of the health, safety and welfare of the County and its inhabitants and will not have an adverse effect on the nature and character of the community and neighborhood.
- f) Shared Use of Wireless Telecommunications Facilities and Other Structures**
- i)** The County, as opposed to the unneeded construction of a new tower, shall prefer the location of antennas on existing towers or others structures without increasing the height before issuing a Zoning Certificate for a new tower.
 - ii)** No transmit equipment of any kind may be installed on any structure below 10 meters from the surface level without approval from the Codes Compliance Director.
 - iii)** An applicant submitting an application for a co-location of an antenna that does not increase the height of the telecommunication structure will need only to provide the location of the antenna to obtain a Zoning Certificate. The Zoning Certificate shall be granted at no cost to the applicant.
- g) Visibility of Wireless Telecommunication Facilities**
- i)** Wireless telecommunications facilities shall not be artificially lit or marked, except as required by law.
 - ii)** Unless good cause is shown, towers shall be galvanized and/or painted with a rust-preventive paint of an appropriate color to harmonize with the surroundings, and shall be maintained in accordance with common practice in the telecommunication industry.
 - iii)** If artificial lighting is required, in addition to the other requirements contained herein, the applicant shall provide a detailed plan for sufficient lighting of as unobtrusive and inoffensive an effect as is permissible under State and Federal law or regulations.
- h) Height of Telecommunications Towers**
- i)** Any proposed new tower or any co-location or modification of an existing tower shall not, unless otherwise provided for in this Zoning Ordinance, exceed the current height of an existing telecommunication structure at the time this Ordinance is adopted.

- ii) No application for a new tower or any co-location that requires operation with artificial lighting of any kind in accordance with all applicable laws, ordinances, or rules without providing substantial evidence to the Codes Compliance Director supporting the need for the height and by obtaining approval as a Special Use from the Board of Zoning Appeals will be permitted.
- iii) Any increase in the height of an existing tower shall be considered an extension that exceeds the height limitation of Williamson County.

i) Permit Application and Other Requirements

- i) Unless otherwise exempted by Tennessee Law or this Ordinance, all applicants for a Zoning Certificate for wireless telecommunications facilities or any modification of such facility shall comply with the requirements set forth in this Ordinance. The Williamson County Codes Compliance Director is the officially designated staff member of the County to whom applications for a Zoning Certificate for wireless telecommunications facilities must be made, and that is authorized to review, analyze, evaluate and make final decisions with respect to granting or not granting, or revoking permits for wireless telecommunications facilities, unless the application concerns a tower which is required to have artificial lighting in which the BZA shall have the authority to make final decisions.
- ii) **Pre-Application Meeting**
 - A. Once an applicant has contacted the Codes Compliance Director of its interest to apply for a Zoning Certificate, and upon written request by the applicant, there shall be a pre-application meeting scheduled within 10 working days of receipt of the request to be attended by the applicant, Community Development Department staff, other county staff, and county consultants, if needed. The purpose of the pre-application meeting will be to address issues that will help to expedite the review and permitting process. In addition, the applicant will be able to ask questions and discuss the information and documentation that may be needed to expedite the application procedure. Staff with the assistance of a consultant, if present, will explain the process of collecting the fee for the application process to reimburse Williamson County for cost of the application process. The fee for the pre-application meeting shall be \$750 which is to be paid before or at the pre-application meeting. A pre-application meeting shall also include a site visit if the Codes Compliance Director deems it would assist in the application process. A pre-application meeting shall not be required for installation of an antenna on an existing telecommunication structure if the antenna does not increase the height of the structure measured at the time this Ordinance took effect.
 - B. At the conclusion of the pre-application meeting, the Codes Compliance Director will provide a general guidance as to whether the application will be reviewed, approved, or denied by staff or whether as a Special Use approval will be needed to be obtained by the Williamson County Board of Zoning Appeals.

iii) Staff Approval

- A.** Unless otherwise provided for herein, the Codes Compliance Director shall have the authority to approve with or without any reasonable conditions or deny any application should the applicant fail to satisfy the conditions or requirements included in this Ordinance for modification or a co-location which increases the height of an existing telecommunication structure and does not increase the height of an existing structure beyond the height requiring lighting to be installed by the FAA. Should the modification in the height of the existing structure require lighting under the FAA Regulation Part 77 then the applicant shall seek approval as a Special Use as described herein.
- B.** The Codes Compliance Director shall have the authority to approve with or without reasonable conditions or deny an application should the applicant fail to satisfy the conditions or requirements included in this Ordinance for a new telecommunication tower that does not require lighting by the FCC and or the FAA.
- C. Process**
 - 1.** The applicant must fully complete and sign an application for a Zoning Certificate for a wireless telecommunication facility attesting to the contents and representations made therein and to the truth and completeness of the information. The application shall then be submitted to the Codes Compliance Director for review.
 - 2.** Any and all representations made by the applicant to the County on the record during the application process, whether written or verbal, shall be deemed a part of the application and may be relied upon in good faith by the County.
 - 3.** The applicant is to provide documentation that shows the construction or modification of the telecommunication facility does not require lighting under the applicable FAA regulations.
 - 4.** The applicant is to provide the name and contact information of the owner of the facility if a co-location that increases the height of an existing telecommunication structure is requested or the name of the property owner should the request be for a new facility under the lighting requirement and located on property owned by a third party;
 - 5.** The applicant is to provide documentation to verify it has the right to proceed as proposed on the site. If the applicant owns the site, a copy of the ownership record is required.
 - 6.** In addition to the above requirements, an application for a new tower that does not require lighting as regulated by the FAA regulations shall provide the necessary submittal requirements as required by [Section 3.06: Application Submission](#).
 - 7.** In addition to the above requirements, an application for a new telecommunication tower that does not require lighting as regulated by the FAA regulations shall provide the following information to the Codes Compliance Director:

- a. The zoning district or designation in which the property is situated;
- b. A copy of the tax map and parcel number of the property that the proposed facility will be constructed on should the application be approved.
- c. A map drawn to scale showing the square footage of the proposed lot, the footage of the property lines, as well as the location of all structures within the requested fall zone of the proposed telecommunication facility;
- d. If applicable, documentation explaining why sites of a higher priority were not selected;
- e. A description of the structures that are located in the fall zone radius of the proposed telecommunication tower;
- f. A map of all existing telecommunication facilities within a three mile radius of the proposed telecommunication tower;
- g. Documentation supporting and explaining why co-location on one of the towers within the three mile radius is not a viable option;
- h. Documentation supporting and explaining the inability of the facility to be located on property owned by Williamson County;
- i. Any other reasonable documentation needed by the Codes Compliance Director or its consultant to assess the application;
- j. Provide reasonably detailed construction plans of the tower including the color, material used to construct, the model and all other additional facilities needed;
- k. Provide supporting documentation to support the need for the proposed height of the telecommunication tower;
- l. Provide a site plan that details the location of all easements, the location of the proposed structure(s), location of all other structures, the location of existing utilities, and the location of the proposed means of ingress and egress;
- m. Reasonably detailed plans showing the installation of power lines and other utilities. The power lines shall be installed underground if the lines are to go through wooded area. Power lines that cross open, non-wooded land may be installed overhead. All utilities at a wireless telecommunications facility site required to be installed underground shall be installed underground and in compliance with all laws, ordinances, rules and regulations of the County, including specifically, but not limited to, the National Electrical Safety Code and the National Electrical Code where appropriate;

- n. Present proposals of stealth technology that will be used to make the facility less visually noticeable or documentation why stealth technology is not feasible for the proposed facility;
 - o. If needed to be constructed, the plans for the construction of any proposed method of ingress and egress;
 - p. Provide a signed statement that should the installation cause any physical or RF interference with other existing telecommunication equipment or structures, that applicant will remedy within a reasonable period of time or as otherwise dictated by Federal or State law;
 - q. A copy of the geotechnical sub-surface investigation, evaluation report and foundation recommendation for a proposed site; and
 - r. A grading and erosion control plan, including access road, as required by the Williamson County.
- D. Should the Codes Compliance Director make a final determination to approve the application, the applicant will be notified in writing of the approval including a detailed description of any conditions and the reasons for the conditions within thirty days of the decision. Should an applicant disagree with any of the conditions, it may appeal to the BZA the disputed condition.
- E. Should the Codes Compliance Director make a final determination to deny an application, the applicant will be notified in writing of the denial and a detailed description of the reasons for the denial. The applicant may appeal Codes Compliance Director's decision, by appealing to the BZA within 60 days of receipt of the denial notice.
- F. Nothing in this Section shall require the applicant to provide documentation to justify radio frequency. The applicant may voluntarily submit such documentation if it so desires.

iv) Special Use Request

- A. Should the applicant seek a Zoning Certificate for a tower requiring the installation of lighting or should it be determined that a modification of an existing tower or a co-location request will require the installation of lighting as determined under the FAA regulations, then the applicant shall request and obtain a Special Use review before a Zoning Certificate will be issued.
- B. In addition to the requirements included in Section 11.03:(C)(12)i)iii)C: Process, the requirements set out in Section 5.01: Special Use, and Section 5.01:(E): Special Use Review Standards, the applicant must submit the following information to the Codes Compliance Director to review and include in the Codes Compliance Director's report to be presented to the BZA for request of a Special Use:
 - I. The applicant shall submit documentation including, but not limited to, documentation justifying the total height of the tower,

facility, and/or antenna and the basis therefore. Such documentation will be analyzed in the context of the justification of the height needed to provide service primarily within the County, to the extent practicable, unless good cause is shown. This required documentation is to be used to justify the proposed height requested and not to justify radio frequency; and

2. The applicant shall submit a description of the lighting equipment to be installed on the facility.

v) Action on Application

- A.** The agency with the authority to approve or deny an application, will review the application in a timely manner and pursuant to the requirements included in this Section and shall act within a reasonable period of time given the relative complexity of the application and the circumstances. Should the application require the approval of a Special Use, the applicant will need to satisfy those requirements contained in Section 5.01: Special Use and Section 5.01:(E): Special Use Review Standards of this Ordinance.
- B.** The agency with the authority to approve or deny an application may approve, approve with conditions, or deny a Zoning Certificate. Its decision shall be in a separate writing and shall be supported by substantial evidence. The ruling will be mailed to the applicant within 10 working days of the ruling.
- C.** Should the application be approved then the Zoning Certificate may be issued within 30 days of the date on the notification.
- D.** Should the application be denied or approved with conditions by the Codes Compliance Director, the applicant may appeal the Codes Compliance Director's decision to the BZA within 60 days of receiving the written decision.
- E.** Should the application be denied or approved with conditions not agreeable by the applicant by the BZA, the applicant may appeal to any court with jurisdiction over these matters.
- F.** The applicant may still need to obtain necessary building permits, and grading permits, and/or submittal of a Site Plan.

- vi)** An application may be denied should it be determined that substantial evidence exist that the applicant has not satisfied the requirements as defined in this Ordinance. Any final decision may be appealed as provided for herein.

j) Exceptions and Exclusions

No person shall be permitted to site, place, build, construct, modify or prepare any site for the placement or use of wireless telecommunications facilities as of the effective date of this Ordinance without having first obtained a Zoning Certificate for wireless telecommunication facilities. Notwithstanding anything to the contrary in this Section, no Zoning Certificate shall be required for the following:

- i) All wireless telecommunications facilities existing on or before the effective date of this Ordinance shall be allowed to continue as they presently exist. Any increase in the height of the telecommunication structure by any means shall not be exempted and shall be subject to the requirements and restrictions of this Ordinance.
- ii) A Zoning Certificate is not needed for any repair or maintenance of a wireless facility that:
 - A. Does not increase the height of the highest point of the structure; and
 - B. Does not increase the current size of the equipment being replaced by 25 percent.
- iii) The County's fire, police, or other public service facilities owned and operated by the Local government.
- iv) Over-the-air reception devices including the reception antennas for direct broadcast satellites (DBS), multi-channel multipoint distribution (wireless cable) providers (MMDS), television broadcast stations (TVBS) and other customer-end antennas that receive and transmit fixed wireless signals that are primarily used for reception.
- v) Facilities exclusively for private, non-commercial radio and television reception and private citizen's bands, licensed amateur radio and other similar non-commercial telecommunications.
- vi) Facilities exclusively for providing unlicensed spread spectrum technologies (such as IEEE 802.11a, b, g (Wi-Fi) and Bluetooth) where the facility does not require a new tower.

k) Security of Wireless Telecommunications Facilities

All wireless telecommunications facilities and antennas shall be located, fenced, or otherwise secured in a manner that prevents unauthorized access. Specifically:

- i) All antennas, towers, and other supporting structures, including, but not limited to, guy wires, shall be made inaccessible to individuals and constructed or shielded in such a manner that they cannot be climbed or made readily accessible; and
- ii) Transmitters and telecommunications control points shall be installed in such a manner that they are readily accessible only to persons authorized to operate or service them.

l) Signage

Wireless telecommunications facilities shall contain a sign no larger than four square feet in area in order to provide adequate notification to persons in the immediate area of the presence of RF radiation or to control exposure to RF radiation within a given area. A sign of the same size is also to be installed to contain the name(s) of the owner(s) of the tower and antenna(s) as well as an emergency phone number. The sign shall be on the equipment shelter or cabinet of the structure, and be visible from the access point of the site and must identify the equipment owner of the shelter or cabinet. On tower sites, an FCC registration sign as applicable is also to be present. The signs shall not be lit, unless applicable law, rule or regulation requires lighting. No other signage, including advertising, shall be permitted.

m) Lot Size and Setbacks

- i) Towers shall be located so that there is a sufficient fall zone radius around the tower to ensure its collapse would be contained within an unoccupied area. The radius shall be determined by measuring the proposed height of the tower and adding any additional height required to accommodate all proposed antennas and other appurtenances.
- ii) The applicant shall provide proof of ownership, lease, or permanent easement rights for the designated fall zone.
- iii) On-site buildings shall only be used for the storage of necessary on-site equipment, and must meet nonresidential setback requirements for the applicable zoning district.
- iv) The radius shall not encompass public roads, public easements, or public property without first obtaining permission from the government owning the interest in the property.

n) Retention of Expert Assistance and Reimbursement by the Applicant

- i) The County may hire any consultant and/or expert necessary to assist the County in reviewing and evaluating the application, including any plans for the construction and modification of a site, and any site inspections. The County may refer any application or part thereof to any advisory or other committee for a non-binding recommendation. The consultant's opinion is merely a recommendation and as such is not binding in any way on the governmental body tasked with making the final determination.
- ii) The applicant will be assessed a fee by Williamson County before any final decision is reached in an amount sufficient to reimburse the County for all reasonable costs of consultant and expert evaluation and consultation to the County in connection with the review of any application.
- iii) The total amount of the funds needed as set forth in Subsection (ii) of this Section may vary with the scope and complexity of the project, the completeness of the Application and other information as may be needed to complete the necessary review, analysis, and inspection of any construction or modification.

o) Extent and Parameters of Zoning Certificate

The extent and parameters of a Zoning Certificate for wireless telecommunications facilities shall be as follows:

- i) Such Zoning Certificate shall not be assigned, transferred, or conveyed without providing Williamson County notice of the act including the name and current address of the assignee.
- ii) **Certificate Revocation**
 - A. A Zoning Certificate may be revoked if a deficiency is not cured within 180 days of being given notice. Upon expiration of the 180 days, the Community Development Department shall provide the owner with notice of a hearing to revoke the Zoning Certificate before the BZA.
 - B. The applicant will be provided with 30 days notice of the hearing and will be allowed to address and answer any claims made against it.

- C.** Should the BZA find substantial evidence that the Zoning Certificate holder has materially violated this Ordinance or any condition included in the approval of the Zoning Certificate, the BZA may revoke, cancel, or terminate the Zoning Certificate for the violation of the conditions and provisions of the Zoning Certificate.
- D.** This Section does not limit the remedies that may be sought by Williamson County should a violation occur.

p) Performance Security

- i)** The applicant and the owner of record of any proposed wireless telecommunications facilities not in existence at the time of adoption of this Ordinance shall, at its cost and expense, be required to execute and file with the County a bond, or other form of security acceptable to the County as to type of security and the form and manner of execution, in an amount of at least \$75,000 for a tower facility to assure the faithful performance of the terms and conditions of this Ordinance and conditions of any Zoning Certificate issued pursuant to this Ordinance.
- ii)** The full amount of the bond or security shall remain in full force and effect throughout the term of the Zoning Certificate and/or until any necessary site restoration is completed to restore the site to a condition comparable to that which existed prior to the issuance of the original Zoning Certificate.

q) Liability Insurance

- i)** Should an applicant receive permission to construct its wireless telecommunication facility on Williamson County property, the applicant agrees to secure and maintain public liability insurance for personal injuries, death and property damage, and umbrella insurance coverage, for the duration of the Zoning Certificate in amounts as set forth below:
 - A.** Commercial general liability covering personal injuries, death and property damage: \$1,000,000 per occurrence/\$2,000,000 aggregate;
 - B.** Automobile coverage: \$1,000,000 per occurrence and \$2,000,000 aggregate;
 - C.** Workers compensation and disability: Statutory amounts
- ii)** The insurance policies shall be issued by an agent or representative of an insurance company licensed to do business in the State of Tennessee.
- iii)** The insurance policies shall contain an endorsement obligating the insurance company to furnish the County with at least 30 days prior written notice in advance of the cancellation of the insurance.
- iv)** Before construction on Williamson County property of a permitted wireless telecommunications facility is initiated, but in no case later than 15 days after the grant of the Zoning Certificate, the holder of the Zoning Certificate shall deliver to the County a copy of each of the policies or certificates representing the insurance in the required amounts.

r) Indemnification

- i) Any application for wireless telecommunication facilities that is proposed for County property, pursuant to this Ordinance, shall contain a provision with respect to indemnification. Such provision shall require the applicant, to the extent permitted by the Law, to at all times defend, indemnify, protect, save, hold harmless, and exempt the County, and its officers, councils, employees, committee members, attorneys, agents, and consultants from any and all penalties, damages, costs, or charges arising out of any and all claims, suits, demands, causes of action, or award of damages, whether compensatory or punitive, or expenses arising therefrom, either at law or in equity, which might arise out of, or are caused by, the placement, construction, erection, modification, location, products performance, use, operation, maintenance, repair, installation, replacement, removal, or restoration of said facility, excepting, however, any portion of such claims, suits, demands, causes of action or award of damages as may be attributable to the negligent or intentional acts or omissions of the County, or its servants or agents. With respect to the penalties, damages or charges referenced herein, reasonable attorneys' fees, consultants' fees, and expert witness fees are included in those costs that are recoverable by the County.
- ii) Notwithstanding the requirements noted in Subsection (i) of this Section, an indemnification provision will not be required in those instances where the County itself applies for and secures a Zoning Certificate for wireless telecommunications facilities.

s) Default and/or Revocation

Unless otherwise provided for herein, if a wireless telecommunications facility is repaired, rebuilt, placed, moved, re-located, modified or maintained in a way that is inconsistent or not in compliance with the provisions of this Ordinance or of the Zoning Certificate, then the County shall notify the holder of the Zoning Certificate in writing of such violation. A Zoning Certificate holder in violation may be considered in default and if a violation is not corrected to the satisfaction of the County in accordance with [Section 11.03:\(C\)\(12\)o\)ii\): Certificate Revocation](#), within 180 days of receipt of written notice the Zoning Certificate may be subject to revocation after hearing by the Board of Zoning Appeals.

t) Construction of New Telecommunication Facilities

- i) The requirements under this Section are in addition to all other requirements contained herein and in no way limits or deletes any other requirement contained herein.
- ii) At a telecommunications site, an access road, turn around space, and parking area shall be provided to assure adequate emergency and service access. Maximum use of existing roads, whether public or private, shall be made to the extent practicable. Road construction shall at all times minimize ground disturbance and the cutting of vegetation. Road grades shall closely follow natural contours to assure minimal visual disturbance and reduce soil erosion.

- iii) All wireless telecommunications facilities shall be constructed, operated, maintained, repaired, provided for removal of, modified or restored in strict compliance with all current applicable technical, safety and safety-related codes adopted by the County, State, or United States, including but not limited to the most recent editions of the ANSI Code, Clean Water Act, National Electrical Safety Code and the National Electrical Code, as well as accepted and responsible workmanlike industry practices and recommended practices of the National Association of Tower Erectors. The codes referred to are codes that include, but are not limited to, construction, building, electrical, fire, safety, health, and land use codes. In the event of a conflict between or among any of the preceding the more stringent shall apply.
- iv) In addition to the requirements to obtain a Zoning Certificate granted under this Ordinance, the applicant shall obtain, at its own expense, all other permits and licenses required by applicable Law, rule, regulation or code, and must maintain the same, in full force and effect, for as long as required by the County or other government entity or agency having jurisdiction over the applicant.

u) Removal of Wireless Telecommunications Facilities

- i) Under the following circumstances, the County may determine that the health, safety, and welfare interests of the County warrant and require the removal of wireless telecommunications facilities.
 - A. Wireless telecommunication facilities with a permit have been abandoned (i.e., not used as wireless telecommunication facilities) for a period exceeding 365 days.
 - B. Permitted wireless telecommunications facilities fall into such a state of disrepair that it creates a health or safety hazard and is not corrected within 180 days.
 - C. Wireless telecommunications facilities have been located, constructed, or modified without first obtaining, or in a manner not authorized by, the required Zoning Certificate, or any other necessary authorization and the Zoning Certificate may be revoked.
- ii) If the County makes such a determination as noted in Subsection (i) of this Section, then the County shall provide written notice to the holder of the Zoning Certificate for the wireless telecommunications facilities at issue within 30 days of the hearing date to be held before the BZA to appeal the decision. The appellant shall be given an opportunity to provide information and to testify before the BZA and to show by substantial evidence that the facility has not been abandoned as provided for herein. This Section does not attempt to limit an applicant's right to appeal a decision of the Board of Zoning Appeals to the Chancery Court of Williamson County.

- iii) Should the BZA determine that the telecommunication facility has been abandoned then the holder of the Zoning Certificate, or its successors or assigns, shall dismantle and remove such wireless telecommunications facilities, and all associated structures and facilities, from the site and restore the site to as close to its original condition as is possible, such restoration being limited only by physical or commercial impracticability, within ninety 90 days of receiving the written decision by the BZA. However, if the owner of the property upon which the wireless telecommunications facilities are located wishes to retain the wireless telecommunications facilities or any part of it, then the owner may be granted an additional 30 days to reach an agreement with the owner of the telecommunication facility.
 - iv) If wireless telecommunications facilities are not removed or substantial progress has not been made to remove the wireless telecommunications facilities within 90 days after the certificate holder has received the written decision by the BZA, then Williamson County may order officials or representatives of Williamson County to remove and dispose as they see fit the wireless telecommunications facilities at the sole expense of the owner or Zoning Certificate holder.
 - v) Notwithstanding anything in this Section to the contrary, the County may approve a temporary use permit/agreement for the wireless telecommunications facilities, for no more than 180 days, during which time a suitable plan for removal, conversion, or re-location of the affected wireless telecommunications facilities shall be developed by the holder of the Zoning Certificate, subject to the approval of the Codes Compliance Director, and an agreement to such plan shall be executed by the holder of the Zoning Certificate and Williamson County. If such a plan is not developed, approved and executed within the 180 day time period, then Williamson County may take possession of and dispose of the affected wireless telecommunications facilities in the manner provided in this Section 11.03:(C)(12)u): Removal of Wireless Telecommunications Facilities.
- v) Relief**
- i) Any applicant desiring relief, waiver or exemption from any aspect or requirement of this Ordinance may request such at the preapplication meeting, provided that the relief or exemption is contained in the submitted application for either a Zoning Certificate, or in the case of an existing or previously granted Zoning Certificate a request for modification of its tower and/or facilities. Such relief may be temporary or permanent, partial or complete. However, the burden of proving the need for the requested relief, waiver or exemption is solely on the applicant to prove. The Applicant shall bear all reasonable costs of the County in considering the request and the relief, waiver or exemption. No such relief or exemption shall be approved unless the applicant demonstrates by substantial evidence that, if granted the relief, waiver or exemption will have no significant effect on the health, safety and welfare of the County, its residents and other service providers. Should The Codes Compliance Director deny the Applicant's request for relief, the applicant may petition the BZA as provided for herein.
 - ii) Any final decision made by Codes Compliance Director may be appealed to the BZA.

w) Periodic Regulatory Review by the County

- i) The County may at any time conduct a review and examination of this entire Ordinance.
- ii) If after such a periodic review and examination of this Ordinance, the County determines that one or more provisions of this Ordinance should be amended, repealed, revised, clarified, or deleted, then the County may take whatever measures are necessary in accordance with applicable Law in order to accomplish the same. It is noted that where warranted, and in the best interests of the County, the County may repeal this entire Ordinance at any time.
- iii) Notwithstanding the provisions of subsections (i) and (ii) of this Section, the County may at any time and in any manner (to the extent permitted by Federal, State, or Local law), amend, add, repeal, and/or delete one or more provisions of this Ordinance.

x) Adherence to State and/or Federal Rules and Regulations

- i) To the extent that the holder of a Zoning Certificate for wireless telecommunications facilities has not received relief, or is otherwise exempt, from appropriate State and/or Federal agency rules or regulations, then the holder of such a Zoning Certificate shall adhere to, and comply with, all applicable rules, regulations, standards, and provisions of any State or Federal agency, including, but not limited to, the FAA and the FCC. Specifically included in this requirement are any rules and regulations regarding height, lighting, security, electrical and RF emission standards.
- ii) To the extent that applicable rules, regulations, standards, and provisions of any State or Federal agency, including but not limited to, the FAA and the FCC, and specifically including any rules and regulations regarding height, lighting, and security are changed and/or are modified during the duration of a Zoning Certificate for wireless telecommunications facilities, then the holder of such a Zoning Certificate shall conform the permitted wireless telecommunications facilities to the applicable changed and/or modified rule, regulation, standard, or provision within a maximum of 24 months of the effective date of the applicable changed and/or modified rule, regulation, standard, or provision, or sooner as may be required by the issuing entity, unless otherwise dictated by the applicable Federal or State Law.

(D) COMMERCIAL USES

(1) Adult-Oriented Establishments

- a) Adult-oriented establishments shall be set back a minimum of 1000 feet from the following:
 - i) Day Care Center, Day Care Centers Accessory to an Institutional Use, Family Child Care Homes, and Group Child Care Homes;
 - ii) Educational Facilities and Higher Educational Facilities;
 - iii) Park or General Open Space, Recreational and Athletic Facilities, Indoor, Recreational and Athletic Facilities, Outdoor, and Stadiums and Arenas Accessory to an Educational Facility;

- iv) any of the Use Types listed in the Residential Use Classification, Accessory Dwelling Units, Accessory Dwelling Units, Commercial and Additional Principal Dwellings;
 - v) Religious Institutions.
- b) The 1000 foot setback measurement shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult-oriented establishment to the nearest point on the property line of a parcel containing any of the Uses listed in this Section. The presence of a political boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Section.
- c) An adult-oriented establishment lawfully operating as a conforming use shall not be rendered a nonconforming use by the location, subsequent to the commencement of operations of the said adult-oriented establishment, of a use listed in this Section within 1000 feet of the adult-oriented establishment.
- d) No structure or parcel that contains any adult-oriented establishment shall contain any other kind of adult-oriented establishment in existence on the effective date of this Ordinance. If two or more adult-oriented establishments are within 1000 feet of one another or are within the same structure or parcel, the adult-oriented establishment that was first established in an otherwise permissible location shall be considered as a conforming use and the later-establishment(s) shall be considered as a nonconforming use.
- e) No adult-oriented establishment shall be enlarged so as to violate the provisions of this Ordinance.
- f) No adult-oriented establishment shall open to do business before eight o'clock a.m. (8:00 a.m.), Monday through Saturday; and no such establishment shall remain open after twelve o'clock (12:00) midnight, Monday through Saturday. No adult-oriented establishment shall be open for business on any Sunday or legal holiday as designated in Tennessee Code Annotated, Section 15-1-101, and as amended.
- g) The physical design and structure of any adult-oriented establishment shall meet all requirements of this Ordinance and all applicable building codes, electrical codes, fire codes, health codes, and the Tennessee Code Annotated, specifically Tennessee Code Annotated Section 7-51-1403 and any other applicable local, State or Federal law, statute or regulation.

(2) Animal Boarding Facilities

- a) There shall be a minimum lot area of five acres.
- b) The facility shall be set back a minimum of 200 feet from any road.
- c) All structures and activities related to the subject facility shall be set back 100 feet from side and rear property lines, except that when located adjacent to a residential zoning district, the following setbacks shall apply:
- d) All non-soundproofed structures, runs, or areas where animals are confined shall be set back 150 feet from all property lines.
- e) Soundproofed, air-conditioned buildings shall comply with the minimum setback requirements of the applicable zoning district.

- f)** All non-soundproofed structures for the confinement of animals shall be screened by a solid fence or wall a minimum of six feet in height and located within 50 feet of the structure.
- g)** All outdoor run areas shall be confined to a single area of the property with fencing separating any individual runs.
- h)** Animals shall be confined in an enclosed building between the hours of 10:00 p.m. and 6:00 a.m. of the following day.
- i)** There shall be no burial or incineration of animals on the premises.

(3) Animal Hospitals or Veterinarian Clinics with Animal Boarding

Animal hospitals or veterinarian clinics that also provide for animal boarding (beyond that which is necessary for medical treatment) shall be subject to the standards for animal boarding facilities in Section 11.03(D)(2) Animal Boarding Facilities.

(4) Conference Centers

- a)** There shall be a minimum lot area of two acres.
- b)** New conference centers shall take primary access from an arterial road as established in the Major Thoroughfare Plan.
- c)** Any retail business (e.g., catering) conducted on the premises shall be primarily for the use of the guests of the center, and there shall be no entrances directly from the road to such businesses, and no signs or other evidence indicating the existence of such businesses visible from the outside of the building.

(5) Rural Retreats – Extensive

- a)** Rural retreats - extensive shall be subject to Major Site Plan review pursuant to Section 6.02: Major Site Plan.²⁷
- b)** The minimum lot size shall be 20 acres.
- c)** The total maximum floor area utilized for conference and meeting facilities and restaurant and banquet facilities shall not exceed 1,000 square feet for every four acres of lot area up to a maximum of 20,000 square feet.
- d)** A maximum of ten guest rooms and ten campsites shall be permitted for the first 20 acres of lot area. Additional guest rooms and campsites shall be permitted at a ratio of one additional guest room and one additional campsite for every five additional acres of lot area.
- e)** All new buildings, parking, loading, camp sites, recreation areas, and other outdoor use areas shall be set back a minimum of 150 feet from property lines, and shall be buffered in accordance with the requirements of this Ordinance.
- f)** Recreational uses incidental and subordinate to the rural retreat use are permitted and may include: swimming pools and related facilities, boating facilities, tennis and other sports courts, equestrian facilities, picnic areas, golf courses and related facilities, ball fields, children's play equipment, and passive recreational facilities.
- g)** Noise generated by the use, as measured at any property line, shall not exceed 40 decibels (dB) between the hours of 11:00 PM and 8:00 AM, and shall not exceed 50 decibels (dB) at any other time.

²⁷ We would like to discuss the minimum lot size and level of review for rural retreats with the Steering Committee.

- h)** All outdoor lighting shall adhere to all requirements of Section 16.03: Outdoor Lighting Standards.
- i)** Parcels must have public road frontage equal to the lot width of the applicable zoning district. Access must be provided directly from the road frontage.

(6) Rural Retreats – Limited

- a)** The minimum lot size shall be 15 acres.
- b)** The total floor area of buildings utilized for the retreat use shall not exceed 5,000 square feet.
- c)** Overnight lodging (including camping) shall not be permitted.
- d)** The use may only operate between the hours of 7:00 AM and 8:00 PM.
- e)** All new buildings, parking, loading, recreation areas, and other outdoor use areas shall be located a minimum of 100 feet from property lines, and shall be buffered in accordance with the requirements of this Ordinance.
- f)** Recreational uses incidental and subordinate to the rural retreat use are permitted and may include: swimming pools and related facilities, boating facilities, tennis and other sports courts, equestrian facilities, picnic areas, golf courses and related facilities, ball fields, children's play equipment, and passive recreational facilities.
- g)** Noise generated by the use, as measured at any property line, shall not exceed 50 decibels (dB).
- h)** Any exterior lighting shall adhere to all requirements of Section 16.03: Outdoor Lighting Standards.
- i)** Parcels must have public road frontage equal to the lot width of the applicable zoning district. Access must be provided directly from the road frontage.
- j)** Facilities may only be utilized by employees, members, or affiliates of the owner.

(7) Private Recreational Centers

- a)** If included as part of a subdivision, the facility may only be located in common open space.
- b)** Private recreational clubs, not exclusively for the use of residents in a subdivision, shall require a Special Use approval from the BZA.
- c)** In all cases, private recreational centers shall require a Major Site Plan review pursuant to Section 6.02: Major Site Plan.
- d)** The parking area shall be located outside of all setbacks and required bufferyards.
- e)** The facility shall meet the same minimum setback requirements as residences in the subdivision.
- f)** Any structures for the facility must be in scale and architectural style compatible with residences in the subdivision.

(8) Recreational and Athletic Facilities, Indoor

- a)** The minimum lot area shall be two acres.
- b)** A minimum of 25 percent of the lot shall be maintained as landscaped areas or open space.
- c)** Principal buildings shall be set back a minimum of 50 feet from all property lines.

(9) Recreational and Athletic Facilities, Outdoor

- a)** The minimum lot area shall be five acres.
- b)** All outdoor activity areas (e.g., ball fields, swimming pools, including the decks, and similar uses) shall be set back a minimum of 200 feet from all property lines.
- c)** The use of outdoor lighting and/or sound systems shall be limited to the hours of 10:00 a.m. to 10:00 p.m.

(10) Stadiums and Arenas

- a)** The minimum lot area shall be ten acres.
- b)** A minimum of 20 percent of the lot shall be maintained as landscaped areas or open space.
- c)** Principal buildings shall be set back a minimum of 500 feet from all property lines.
- d)** New stadiums and arenas shall take primary access from an arterial road as established in the Major Thoroughfare Plan.
- e)** The use of outdoor lighting and/or sound systems shall be limited to the hours of 10:00 a.m. to 10:00 p.m.

(11) Convenience Stores with Gasoline Sales

- a)** All major repair services shall be performed within a completely enclosed building and shall be subject to the standards of automobile and machinery repair pursuant to Section 11.03:(D)(15): Automobile and Machinery Repair.
- b)** All fuel pumps and service islands shall meet the dimensional standards of the applicable zoning district.
- c)** The outermost edges of all protective canopies shall comply with all setback requirements of the applicable zoning district.
- d)** When the principal building is within 75 feet of a residential use, all vehicles, refuse, and vehicle parts shall be stored within a completely enclosed building or within an area which is completely visually screened from those residences.
- e)** Where a proposed fuel pump or service island abuts a residential use, the minimum setback shall be 50 feet from the property line adjacent to the residential use.
- f)** Pumps, underground fuel storage tanks, and islands (with or without canopies) shall be set back a minimum of 25 feet from any street or property line. Entrances and exits to streets from properties containing one or more of these uses shall set back a minimum of 100 feet from any intersection.

(12) Mixed Use/Multi-Tenant Developments

- a)** Developments consisting of multiple principal uses shall incorporate only those use types allowed in the applicable zoning district.
- b)** When principal uses within a development fall within different use categories, each principal use shall be classified in the applicable use category and each use is subject to all specific standards applicable to that use type.
- c)** When determining peripheral buffer requirements for parcels with multiple principal uses, the proposed use that requires the most extensive buffer according to Article 15: Landscaping and Bufferyards shall govern.

- d) The presence of a home occupation and/or a residential business in conjunction with a residential use shall not constitute a mixed use/multi-tenant development.

(13) Retail Sales and Service, Extensive

- a) Any outside display of vehicles for sale or storage shall meet the required setback for the district along the front property line.
- b) Uses that fall under the definition of “automobile and machinery repair” shall comply with Section 11.03:(D)(15): Automobile and Machinery Repair, in addition to the provisions of this Section.
- c) All stored vehicles awaiting repair shall be maintained behind the building and completely screened from view of all public roads and adjacent properties.

d) Large Scale Extensive Retail Sales and Service Standards

Extensive retail sales and service uses that exceed 50,000 square feet shall comply with the following standards in addition to any other applicable regulations in this Ordinance:

- i) The use shall take primary access from an arterial road as established in the Major Thoroughfare Plan.
- ii) There shall be a minimum 200 foot setback for any loading areas that directly face a residential property line.
- iii) All other areas of the building shall have a minimum setback of 100 feet from a residential property line.
- iv) Parking lots shall be set back a minimum of 25 feet from all property lines.
- v) Outdoor storage, including garden centers, lumberyards, or other storage that may be enclosed by a fence, shall be set back a minimum of 75 feet from all property lines and may only be permitted to the side or rear of the principal structure.

(14) Self-Service Storage

- a) There shall be a minimum lot area requirement of five acres.
- b) There shall be a minimum setback of 150 feet between all residential property lines and all buildings related to the self-service storage use.
- c) All driveways, parking, loading and circulation areas shall be paved with concrete, or asphaltic material.

d) Fencing and Screening

- i) If fencing is utilized, it shall meet the minimum setback requirements of the applicable zoning district.
- ii) A masonry screen wall shall be required around the perimeter of the storage area. All storage units with access from the exterior of the building shall be located behind the screen wall unless otherwise approved by the BZA or Planning Director (as applicable). However, ornamental gates may be used for ingress and egress. Additionally, a total of 30 linear feet of ornamental fencing may be allowed adjacent to the primary customer ingress and egress gates.
- iii) Outdoor storage is permitted with the exception of inoperative vehicles.
- iv) All required landscaping shall be located outside of any fencing area.

- e)** The only commercial uses permitted on-site shall be the rental of storage space and the pick-up and/or deposit of goods on the property in storage. Storage spaces, including outdoor storage areas, shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, small engines, or electrical equipment; or to conduct similar activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on-site.
- f)** A commercial accessory dwelling unit may be permitted in connection with office/watchman purposes.

(15) Automobile and Machinery Repair

- a)** The minimum lot area shall be one acres.
- b)** All buildings shall be set back a minimum of 50 feet from all property lines and 100 feet from all property lines that are adjacent to a residential property.
- c)** All vehicles or materials awaiting use or repair shall be stored in an area completely screened from view of the street and adjacent property at the rear of the building.
- d)** All driveways, parking, loading and circulation areas shall be paved with concrete, or asphaltic material.
- e)** The storage and disposal of solid waste and recyclable materials, including used or discarded motor vehicle parts or equipment, and fluids, shall comply with all applicable Local, State, and Federal requirements.
- f)** There shall be no above ground storage of gasoline, diesel fuel, or oil.

(16) Truck Stops

- a)** The minimum lot area shall be five acres.
- b)** Truck stops may include fuel sales, one truck scale, and a convenience store, restaurants, and vehicle repairs.
- c)** Truck stops shall be subject to the standards of Section 11.03:(D)(11): Convenience Stores with Gasoline Sales.

(17) Bed and Breakfast Establishments²⁸

- a)** All such facilities shall be required to obtain all applicable permits to serve food and beverages.
- b)** A bed and breakfast use must be conducted by the resident of the establishment.
- c)** The number of rooms available to rent on a nightly basis shall be limited to five.
- d)** Only one meal service shall be provided to paying guests.

(E) INDUSTRIAL USES

(1) Rock Quarries and Mining Operations

The following provisions shall apply to rock quarries and mining operations.

²⁸ We removed the tenancy requirements because they would be difficult to enforce.

a) Purpose

The purpose of this Section is to control rock quarries and mining operations so as to minimize conflicts with adjacent land uses and to ensure that the land where the uses are located is restored at the completion of the quarrying or mining operation.

b) Conformance to State and Federal Regulations

All aspects of the rock quarry, or mining operation shall conform to applicable State and Federal regulations.

c) Permitted Uses

In addition to the principal use of rock quarries and mining, the following uses may be approved as part of a Special Use approval:

- i) The removal, crushing, washing, refining, borrowing, or processing of material.
- ii) In rock quarries, the production or manufacturing of veneer stone, sills, lintels, cut flagstone, hearthstones, paving stone and similar architectural or structural stone, and the storing or stockpiling of such products on the site.
- iii) The manufacturing of concrete building blocks or other similar blocks, if conducted on the site, the production or manufacture of lime products, the production of ready-mixed concrete and any similar production or manufacturing processes that might be related to the extractive operations.

d) Performance Standards

i) Geotechnical Assessment

A geotechnical assessment must be prepared by a qualified engineer and submitted as part of the Special Use application.

ii) Operational Plan

- A.** Extractive operations shall be conducted as to have no adverse impact on intermittent or perennial streams.
- B.** Initial stripping operations and mining shall be conducted so as to facilitate backfilling and grading to approximately the original or rolling topography, and elimination of all high walls, spoil piles, and water-collecting depressions.
- C.** Operators will conduct their operations so as to minimize adverse effects to streams.

iii) Area and Setback Requirements

- A.** There shall be a minimum lot area of 20 acres for rock quarries and any mining of sand and gravel.
- B.** All structures and activities shall be set back a minimum of 200 feet from all property lines.
- C.** All structures and activities, except parking, fencing, and offices, shall be set back a minimum of 1,000 feet from a residential property line in existence on the date the Special Use application is received by the Community Development Department.

- D.** Quarrying or mining operations shall be set back a minimum of 50 feet from all rights-of-way lines of any existing or platted street, road or highway, except that excavating may be conducted within such limits in order to reduce the elevation thereof in conformity to the existing or platted street, road or highway.

iv) General Mitigation Requirements

- A.** All equipment used for mining operations shall be constructed, maintained and operated in such a manner as to minimize noises, dust and vibrations adversely affecting the surrounding property.
- B.** All motorized equipment utilized for a permitted quarrying or mining operation shall be subject to the performance standards of Article 16: Performance Standards.
- C.** Control measures shall be implemented on a continuing basis, during the time that the fill is being deposited on site, to mitigate air pollution and prevent the deposit of mud, dust, and debris, on public roads.
- D.** The operation of stationary and mobile equipment shall not cause vibrations in excess of that permitted by applicable State and Federal law.
- E.** All blasting activities shall be conducted in accordance with State and Federal regulations.
- F.** Safety fencing shall be required around all of the quarrying or mining operations.

v) Haul Roads and Traffic

- A.** The proposed location of all haul roads shall be shown in the Operational Plan. The haul roads shall be identified on the site by visible markings prior to commencement of construction and during operation.
- B.** If the haul road is to remain as a permanent road, it shall be left properly surfaced and drained for minimum maintenance by the landowner. If the road will be abandoned, it shall be graded to the approximate contour of the adjacent land and stabilized with adequate vegetation.
- C.** All haul roads from mining operations to public highways, roads or streets or to adjoining property shall be paved or surfaced to minimize dust.

vi) Grading

- A.** Slopes shall not exceed a three to one (horizontal to vertical) ratio.
- B.** Grading and backfilling may be accomplished by on-site material only. No materials from off-site may be used to grade or backfill.

e) Land Reclamation and Rehabilitation upon Closure of Facility

- i)** A closure plan for the reclamation and rehabilitation of the site after the quarrying or mining operation is completed shall be submitted and must be approved as part of the Special Use review.
- ii)** Such closure plan shall address security measures related to access to the site, use or abandonment of haul roads, revegetation of the site, and removal of all equipment, materials, and structures.

- iii) Within 60 days after the final termination of a quarry or mining operation (either by decision of the operator or loss of State or Federal permits) or within 60 days after abandonment of said operation for a period of six months, a Major Site Plan shall be submitted providing for the detailed final end use plan and/or open space plan for the site. Said Major Site Plan submitted shall also include geotechnical engineering data on the length of time needed for restoration work associated with the end use plan to settle sufficiently to provide a stable base for the proposed use.

(2) Light Industrial Uses

- a) Light industrial uses shall be subject to the performance standards established in [Article 16: Performance Standards](#).
- b) All structures shall be set back a minimum of 75 feet from the property lines of any non-industrial property.
- c) In the V or H Districts, light industrial uses including all related structures parking, fencing, storage, etc. shall be set back a minimum of 300 feet from the property lines of a historic site as defined by this Ordinance.
- d) Uses with above-ground chemical or fuel tanks shall be considered a heavy industrial use subject to [Section 11.03\(E\)\(3\): Heavy Industrial Uses](#).

(3) Heavy Industrial Uses

- a) Heavy industrial uses shall be subject to the performance standards established in Article 16: Performance Standards.
- b) All structures and storage shall be set back a minimum of 150 feet from the property lines of any non-industrial property.
- c) Above-ground chemical or fuel tanks shall be located in the rear yard and buffered in accordance with Article 15: Landscaping and Bufferyards. Such tanks shall also meet all applicable State and Federal regulations.
- d) As part of the Special Use review, the BZA may require the installation, operation and maintenance of such devices and methods of operation as may, in the opinion of the BZA be necessary to prevent or reduce odor, dust, smoke, gas, noise or similar nuisances. The BZA may impose other conditions it finds necessary including, but not limited to, the amount of open space to be provided between the heavy industrial use and surrounding properties and other standards that will prevent or reduce the injury or nuisance that might result from the proposed use to surrounding properties and neighborhoods.

(4) Landfills, Private

a) Conformance to State and Federal Regulations

All aspects of a landfill shall conform to applicable State and Federal regulations including, but not limited to those of the Tennessee Department of Environment and Conservation.

b) Permitted Uses

The following uses may be approved as part of a Special Use approval:

- i) The use of a land as a sanitary landfill or other solid waste disposal facility permitted by State law;

- ii) Mining and excavation as an accessory use to the landfill facility; and
- iii) Methane recovery.

c) Performance Standards

i) Geotechnical Assessment

Geotechnical assessments shall be prepared by a qualified engineer and submitted as part of the Special Use application.

ii) Operational Plan

- A.** Landfill operations shall meet all development and performance standards of this Ordinance and all applicable Local, State and Federal regulations.
- B.** Private landfills shall be conducted as to have no adverse impact on intermittent or perennial streams.
- C.** In no case may solid waste be left uncovered for more than 24 hours.
- D.** No burning of waste or other materials shall be permitted.

iii) Area and Setback Requirements

- A.** There shall be a minimum lot area of 40 acres.
- B.** All structures and activities shall be set back a minimum of 200 feet from property lines.
- C.** All structures and activities, except parking, fencing, and offices, shall be set back a minimum of 1,000 feet from a residential property line in existence on the date the Special Use application is received by the Community Development Department unless a larger setback is required by State Law.
- D.** Landfills shall be set back a minimum of 200 feet from all rights-of-way line of any existing or platted street, road or highway.
- E.** A 100-foot undisturbed and landscaped buffer shall be provided along the boundaries of the landfill.

iv) General Mitigation Requirements

- A.** All equipment used for the landfill operation, including any trucks that dump on the site, shall be constructed, maintained and operated in such a manner as to minimize, as far as is practicable, noises, dust and vibrations adversely affecting the surrounding property.
- B.** All motorized equipment utilized for a permitted landfill operation shall be subject to the performance standards of Article 16: Performance Standards.
- C.** All excavations on-site shall be graded or backfilled to assure that the excavated area will not collect and retain water.
- D.** Control measures shall be implemented on a continuing basis, during the time that the fill is being deposited on site, to mitigate air pollution and prevent the deposit of mud, dust, and debris, on public roads.
- E.** The operation of stationary and mobile equipment shall not cause vibrations in excess of that permitted by applicable State and Federal law.

- F.** Fencing or other special measures shall be installed to prevent the spread or distribution of litter and other materials off-site and shall, at a minimum, be located at the required setback line.

v) Odor

The following minimum procedural steps shall be taken to abate odors:

- A.** A comprehensive program of manual and machine cleaning, combined with disinfection and vector control procedures shall be prepared in writing and submitted with the Special Use application;
- B.** A plan shall be prepared which minimizes the generation of wastewater associated with hosing down equipment, tipping areas, and platforms in the facility. Compressed air or vacuum equipment shall be used for cleaning, where feasible; and
- C.** A plan shall be prepared for effective dust collection and adequate ventilation.

vi) Haul Roads and Traffic

- A.** The proposed location of all haul roads shall be shown in the Major Site Plan. The haul roads shall be identified on the site by visible markings prior to commencement of construction and during operation.
- B.** If the haul road is to remain as a permanent road, it shall be left properly surfaced and drained for minimum maintenance by the landowner. If the road will be abandoned, it shall be graded to the approximate contour of the adjacent land and stabilized with adequate vegetation.
- C.** All haul roads from landfills to public highways, roads or streets or to adjoining property shall be paved or surfaced to minimize dust.

vii) Grading

- A.** Slopes shall not exceed a three to one (horizontal to vertical) ratio.
- B.** Grading and backfilling may be accomplished by on-site material only. No materials from off-site may be used to grade or backfill.

d) Salvaging of Materials

Salvaging or recycling of materials on-site shall not be permitted unless approved as a recycling center (See [Section 11.03:\(E\)\(7\): Recycling Centers.](#)) or salvage center (See [Section 11.03:\(E\)\(8\): Salvage Centers.](#)) in accordance with this Ordinance.

e) Land Reclamation and Rehabilitation upon Closure of Facility

Landfills shall be subject to the provisions of [Section 11.03:\(E\)\(1\)e\): Land Reclamation and Rehabilitation upon Closure of Facility.](#)

(5) Nontraditional Wastewater Treatment and Disposal Systems

a) General Standards

- i)** These uses shall require Major Site Plan approval by the Planning Commission (See Section 6.02: Major Site Plan.).

- ii) The Major Site Plan application shall demonstrate compliance with all applicable provisions of this Ordinance.
- iii) In all Zoning Districts except the MGA-1 and MGA-5 Districts, these uses may be designed and constructed with the capacity to serve multiple uses in the region surrounding the proposed System, except as otherwise prohibited in this Ordinance.

b) Specific Requirements for Systems in the A, RP-5 and RD-5 Districts

New Nontraditional Sewage Treatment and Disposal Systems shall only be permitted in the A, RP-5 and RD-5 Districts if they meet one of the following criteria:

- i) They are single, on-site systems serving individual uses other than those listed under the Residential Use Classification in Table 11.01-I; or
- ii) They are developed in conjunction with a Conservation Subdivision and will not be utilized for any new Minor or Major Traditional Subdivision.

c) Specific Requirements for Systems in the MGA-1 and MGA-5 Districts

New Nontraditional Sewage Treatment and Disposal Systems shall only be permitted in the MGA-1 and MGA-5 Districts if they are single, on-site systems serving individual uses other than those listed under the Residential Use Classification in Table 11.01-I.

(6) Recycling Drop-Off and Other Drop-Off Centers

- a) The boxes or bins shall be accessory to a permitted nonresidential use.
- b) The station shall be kept free of litter, debris, and residue.
- c) Drop-off containers and storage bins shall be set back a minimum of 50 feet from a property line of a residential use in existence at the time of the application.
- d) Drop-off containers and storage bins shall occupy no more than 1,000 square feet.
- e) The station shall not occupy or block access to required parking spaces or aisles.

(7) Recycling Centers

- a) There shall be a minimum lot area of five acres.
- b) All aspects of a recycling center shall conform to applicable State and Federal regulations.
- c) Any structure or activities associated with the recycling center shall be set back a minimum of 150 feet from the property line of any non-industrial use.
- d) Exterior junk piles shall not exceed 15 feet in height and shall be arranged in a manner (with drives for accessibility) for fire protection purposes.
- e) No burning of materials shall be permitted.
- f) The area of the site where recycling materials are stored outside must be enclosed by a fence with a minimum height of eight feet with the exception of entrances or exits into the area. Such fence shall be located at the required setback line.

(8) Salvage Centers

- a) There shall be a minimum lot area of 10 acres.
- b) All aspects of a salvage center shall conform to applicable State and Federal regulations including, but not limited to Title 54, Chapter 20 of the Tennessee Code Annotated.

- c)** The salvage center and any structures associated with the salvage center use shall be set back a minimum of 150 feet from the property line of any non-industrial use.
- d)** Exterior junk piles shall not exceed 15 feet in height and shall be arranged in a manner (with drives for accessibility) for fire protection purposes.
- e)** No burning of junk or other materials shall be permitted.
- f)** The area of the site where junk is stored must be enclosed by a fence with a minimum height of eight feet with the exception of entrances or exits into the area. Such fence shall be designed to completely screen the salvage center and shall be located at the required setback line.

(9) Trash Compaction and Transfer Stations

a) Conformance to State and Federal Regulations

All aspects of a trash compaction facility or a transfer station shall conform to applicable State and Federal regulations including, but not limited to those of the Tennessee Department of Environment and Conservation.

b) Performance Standards

i) Operational Plan

- A.** Trash compaction and transfer operations shall meet all development and performance standards of this Ordinance and all applicable Local, State and Federal regulations.
- B.** Trash compaction and transfer stations shall be conducted as to have no adverse impact on intermittent or perennial streams.
- C.** No burning of waste or other materials shall be permitted.

ii) Area and Setback Requirements

- A.** There shall be a minimum lot area of 15 acres.
- B.** All structures and activities shall be set back a minimum of 200 feet from all property lines.
- C.** All structures and activities, except parking, fencing, and offices, shall be set back a minimum of 500 feet from a residential property line in existence on the date the Special Use application is received by the Community Development Department unless a larger setback is required by State Law.
- D.** Trash compaction and transfer stations shall be set back a minimum of 100 feet from all rights-of-way line of any existing or platted street, road or highway.
- E.** A 50-foot undisturbed and landscaped buffer shall be provided along the boundaries of the site being used for the trash compaction or transfer station.

iii) General Mitigation Requirements

- A.** All equipment used as part of the operation shall be constructed, maintained and operated in such a manner as to minimize noises, dust and vibrations adversely affecting the surrounding property.

- B.** All motorized equipment utilized for a permitted quarrying or mining operation shall be subject to the performance standards Article 16: Performance Standards.
- C.** Control measures shall be implemented on a continuing basis, during the time that the fill is being deposited on site, to mitigate air pollution and prevent the deposit of mud, dust, and debris, on public roads.
- D.** The operation of stationary and mobile equipment shall not cause vibrations in excess of that permitted by applicable State and Federal law.
- E.** Safety fencing shall be required around all or portions of the property
- F.** Transfer of waste from one vehicle or container to another vehicle or container shall be done within an enclosed containment area designed to assure that waste materials do not fall onto the ground or enter the groundwater, water feature, water system, drainageway, or drainage system.

iv) Odor

The following minimum procedural steps shall be taken to abate odors:

- A.** A comprehensive program of manual and machine cleaning, combined with disinfection and vector control procedures shall be prepared in writing and submitted with the Special Use application;
- B.** A plan shall be prepared which minimizes the generation of wastewater associated with hosing down equipment, tipping areas, and platforms in the facility. Compressed air or vacuum equipment shall be used for cleaning, where feasible; and
- C.** A plan shall be prepared for effective dust collection and adequate ventilation.

v) Haul Roads and Traffic

- A.** The proposed location of all haul roads shall be shown in the Major Site Plan. The haul roads shall be identified on the site by visible markings prior to commencement of construction and during operation.
- B.** If the haul road is to remain as a permanent road, it shall be left properly surfaced and drained for minimum maintenance by the landowner. If the road will be abandoned, it shall be graded to the approximate contour of the adjacent land and stabilized with adequate vegetation.
- C.** All haul roads from trash compaction and transfer stations to public highways, roads or streets or to adjoining property shall be paved or surfaced to minimize dust.

c) Storage

Any storage of materials be located within a totally enclosed building.

d) Salvaging of Materials

Salvaging or recycling of materials on-site shall not be permitted unless approved as a recycling center (See [Section 11.03:\(E\)\(7\): Recycling Centers.](#)) or salvage center (See [Section 11.03:\(E\)\(8\): Salvage Centers.](#)).

Section 11.04: Accessory Uses and Structures

(A) PURPOSE

This Section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. The purpose of this Section is to allow a broad range of accessory uses, so long as such uses are located on the same site as the principal use, and so long as they comply with the standards set forth in this Section in order to reduce potentially adverse impacts on surrounding lands.

(B) GENERAL STANDARDS AND LIMITATIONS

(1) Compliance with Ordinance Requirements

All accessory uses and accessory structures shall conform to the applicable requirements of this Ordinance, including the district standards in [Article 10: Zoning Districts](#), the use regulations in [Section 11.03: Use-Specific Standards](#), and the development standards in Article 12: Conservation Subdivision Standards through [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#). The provisions of this Section establish additional standards and restrictions for particular accessory uses and structures.

(2) General Standards

All accessory uses and accessory structures shall meet the following standards:

- a)** Directly serve the principal use or structure;
- b)** Be clearly incidental and subordinate to the principal use and structure;
- c)** Be owned or operated by the same person as the principal use or structure;
- d)** Be located on the same lot or parcel as the principal use or structure;
- e)** When considered in conjunction with the principal use or structure, the accessory use or structure shall not violate any provisions of this Ordinance; and
- f)** May be constructed or established so long as all required permits or approvals for the principal use have been obtained.

(3) Exceptions and Exclusions

- a)** If an accessory structure is located within 10 feet of a principal structure, whether physically attached or not, the structure shall be considered to be a part of the principal structure and shall meet the setback requirements established for the applicable zoning district.
- b)** If an accessory structure is located within 20 feet of a principal structure and is connected via roofline, the structure shall be considered to be a part of the principal structure and shall meet the setback requirements established for the applicable zoning district.

(4) Minor Site Plan Review Required

Accessory uses and structures shall be subject to Minor Site Plan review pursuant to [Section 6.01: Minor Site Plan](#).

(5) Table of Permitted Accessory Uses and Structures

a) Listed Accessory Uses

[Table 11.04-I: Permitted Accessory Uses and Structures](#) lists what types of accessory uses, structures, and activities are allowed in each of the zoning districts. If a specific accessory use is allowed in a zoning district, the column underneath the zoning district is marked with a "P." If the specific accessory use requires BZA approval as a Special Use, the column underneath the zoning district is marked with a "S." If the accessory use or structure is not allowed in a zoning district, the column is blank. If there is a reference contained in the column entitled "Additional Requirements," refer to the cited section(s) for additional standards that apply to the specific accessory use.

b) Unlisted Accessory Uses and Structures

If an application is submitted for an accessory use or structure that is not listed in [Table 11.04-I: Permitted Accessory Uses and Structures](#), the Planning Director is authorized to classify the new or unlisted use or structure into an existing accessory use type that most closely fits the new or unlisted use. The Planning Director may prepare an application for an amendment to the text of this Ordinance to clarify where and how the use should be permitted.

(6) Table of Permitted Accessory Uses and Structures

[Table 11.04-I: Permitted Accessory Uses and Structures](#) specifies types of accessory uses and the zoning district where each type may be permitted.

| TABLE 11.04-I: PERMITTED ACCESSORY USES AND STRUCTURES | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|------|------|---|---|-----|----|-----|----|------|------------------------|-----|-------|-------|----|---------------------------|----|------|--------------------------------------|
| | P = PERMITTED USE | | | | | | | | | | S = SPECIAL USE | | | | | BLANK = PROHIBITED | | | |
| | A | RD-5 | RP-5 | V | H | CGV | GV | LFV | TV | RD-1 | RP-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
| Accessory Dwelling Units | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | | P | Section 11.04:(D)(1) |
| Accessory Dwelling Units, Commercial | | | | P | P | P | | | | | | | | | | | | P | Section 11.04:(D)(2) |
| Additional Principal Dwellings | P | P | P | P | P | P | | | | P | P | P | P | P | | | | P | Section 11.04:(D)(3) |
| Agricultural Product Sales | P | P | P | P | P | P | | | | P | P | P | | | | | P | P | Section 11.04:(D)(4) |
| Cemeteries, Accessory | | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.04:(D)(5) |
| Day Care Centers Accessory to an Institutional Use | | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.04:(D)(6) |
| Family Child Care Homes ²⁹ | P | P | P | P | P | P | | | | S | S | S | S | S | S | S | | P | Section 11.04:(D)(7) |
| Garages and Carports | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| Greenhouses Accessory to a Residential Use | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| Group Child Care Homes | S | S | S | S | S | S | | | | S | S | S | S | S | S | | | | Section 11.04:(D)(8) |

²⁹ Family child care homes are currently Special Uses. We have modified the regulations to allow for "family child care homes" (as defined in the TCA) by-right and require a Special Use for the larger group child care homes.

TABLE 11.04-1: PERMITTED ACCESSORY USES AND STRUCTURES

P = PERMITTED USE S = SPECIAL USE BLANK = PROHIBITED

| | A | RD-5 | RP-5 | V | H | CGV | GV | LFV | TV | RD-I | RP-I | SIC | MGA-I | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
|--|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|---------------------------------------|
| Home Occupations | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.04:(D)(9) |
| Residential Businesses | S | S | S | S | S | S | | | | S | S | S | | | | | | | Section 11.04:(D)(10) |
| Retaining Walls | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | p | Section 11.04:(D)(14) |
| Small-Scale Wind Energy Turbines (SWET) | P | P | P | | | | | | | P | P | P | P | P | | | | P | Section 11.04:(D)(11) |
| Solar Panels | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.04:(D)(12) |
| Stables Accessory to a Residential Use | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | |
| Stadiums and Arenas Accessory to an Educational Facility | | P | P | P | P | P | | | | P | P | P | P | P | P | | | P | |
| Swimming Pools | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.04:(D)(13) |

(C) LOCATION AND MAXIMUM COVERAGE OF ACCESSORY USES AND STRUCTURES

- (1)** Accessory structures on lots with a lot area of less than five acres shall:
 - a)** Only be permitted in the rear yard;
 - b)** Be set back a minimum of 15 feet from the side property lines; and
 - c)** Be set back a minimum of 15 feet from the rear property line.
- (2)** Accessory structures on lots with a lot area of five acres or more shall:
 - a)** Be set back a minimum of 200 feet from the front property line;
 - b)** Meet the minimum side yard setback as established for residential structures in the applicable district or, if located in the rear yard, be set back a minimum of 15 feet from the side property lines; and
 - c)** Be set back a minimum of 15 feet from the rear property line.
- (3)** No single accessory structure shall be larger than 75 percent of the total square footage of the principal structure or 2,000 square feet, whichever is less.
- (4)** In no instance shall accessory uses and structures cover more than 20 percent of the lot area.

(D) SPECIFIC STANDARDS FOR CERTAIN ACCESSORY USES AND STRUCTURES

(1) Accessory Dwelling Units

- a)** Accessory dwelling units may be constructed within an existing dwelling unit (interior apartment) or as a separate or converted accessory structure (e.g., converted garage, carriage house, or stable).
- b)** Only one accessory dwelling unit, regardless of the number of principal dwellings located on a single parcel, may be permitted.
- c)** Accessory dwellings shall be limited in size to 750 square feet or 25 percent of the square footage of the principal dwelling, whichever is greater. In no case shall the accessory dwelling be more than 75 percent of the square footage of the principal dwelling.

- d)** Accessory dwellings classified as mobile homes by the terms of this Ordinance are only allowable in zoning districts in which mobile homes are allowed.
- e)** The applicant shall record a deed restriction with the Register of Deeds that states no additions to the accessory dwelling will be permitted unless the property and the structure can meet the current dimensional requirements for division of the property. A copy of the recorded deed restriction shall be provided to the Community Development Department prior to obtaining an approved Zoning Certificate and Building Permit.
- f)** Interior apartments may be contained within the existing house or attached onto the exterior. However, they are to be constructed so that the exterior appearance of a single-family home is maintained. A second front door is not permitted. Any additions to the existing living quarters must comply with all the dimensional requirements of the applicable zoning district.

(2) Accessory Dwelling Units, Commercial

- a)** Only one commercial accessory dwelling unit shall be permitted on a single parcel.
- b)** Commercial accessory dwellings shall be limited in size to 750 square feet.
- c)** The accessory dwelling unit shall be located within the interior of the principal structure.
- d)** The use of the accessory dwelling unit shall be limited to use by the owner or employees of the commercial use.

(3) Additional Principal Dwellings

Additional, separate, single-family dwellings located on the same parcel as another single-family dwelling may be permitted in accordance with the following:

- a)** There may be a maximum of four additional dwellings, for a total of five principal dwellings on any given parcel.
- b)** Principal dwellings on the same parcel must be set back a minimum of 100 feet from each other.
- c)** For the second principal dwelling, the parcel must meet the density and dimensional standards for the applicable zoning district.
- d)** In order to have a third principal dwelling, the parcel must have a minimum lot area of 25 acres.
- e)** In order to have a fourth principal dwelling, the parcel must have a minimum lot area of 50 acres.
- f)** In order to have a fifth principal dwelling, the parcel must have a minimum lot area of 100 acres.
- g)** The applicant shall record a deed restriction with the Register of Deeds office stating that any subdivision of property will meet minimum dwelling setbacks for each principal building, that the property, if and when it is subdivided in the future, will meet the density and dimensional standards for the zoning district in which it is located, and that the proposed division of property will meet the requirements of the Williamson County Subdivision Regulations. A copy of the recorded deed restriction shall be provided to the Community Development Department prior to obtaining an approved Zoning Certificate for each additional principal dwelling.

(4) Agricultural Product Sales

- a)** The use must be operated in association with an existing agricultural use with a minimum lot area of 15 acres. The use must be located on the same property as the associated agricultural use or on adjoining property under the same ownership as the agricultural use.
- b)** The use may not exceed 1,500 square feet in size and must be located within a permanent structure.
- c)** A minimum of 51 percent of the product display area must be devoted to a product(s) grown on the associated farm.
- d)** The use may include food preparation utilizing products produced on the associated farm.
- e)** The use must comply with the applicable building code and permitting requirements as well as all applicable regulations related to the treatment and disposal of wastewater.

(5) Cemeteries, Accessory

- a)** Cemeteries that are accessory to institutional uses are allowed where there is a minimum lot area of 20 acres for both the principal use and the cemetery use.
- b)** Cemeteries as an accessory use shall only be permitted when accessory to an institutional use.
- c)** Cemeteries shall be subject to all applicable standards of Title 46 of the Tennessee Code Annotated and any other applicable Local, State, or Federal regulations.

(6) Day Care Center Accessory to an Institutional Use

- a)** The day care center shall obtain a license to operate the facility from all required Local, State, or Federal authority including, but not limited to, the Tennessee Department of Human Services.
- b)** The maximum number of children or adults the center may service is 100.
- c)** No day care center shall be established under these provisions on a parcel of record in a major subdivision.
- d)** No day care center shall be established under these provisions in an institutional use that meets in a structure which was originally a residence.
- e)** The exterior building material used for any new structure for a day care center approved under these provisions shall be similar in character, scale, and materials to other structures in its immediate vicinity.
- f)** All play areas shall be fenced and set back from side and rear yards a minimum of 40 feet.
- g)** The minimum lot area shall be two acres.
- h)** Adequate buffering shall be provided between play areas and residential lots in accordance with Article 15: Landscaping and Bufferyards.
- i)** All refuse shall be contained in completely enclosed facilities and located to the rear of the building.
- j)** Only one sign shall be permitted in addition to existing institutional use sign. Such sign shall not exceed 10 square feet in sign area nor exceed four feet in height.
- k)** Accessory day care centers must demonstrate that adequate wastewater capacity exists to serve the day care use.

(7) Family Child Care Home

- a)** The applicant shall obtain a license to operate the facility from all required Local, State, or Federal authority including, but not limited to, the Tennessee Department of Human Services.
- b)** All outside areas must be fenced and be set back from side and rear property line by a minimum of 40 feet. Play areas shall contain a minimum of 50 square feet per child.
- c)** The minimum lot area shall be one acre.
- d)** All refuse shall be contained in completely enclosed facilities and located to the rear of the buildings.

(8) Group Child Care Homes

- a)** The applicant shall obtain a license to operate the facility from all required Local, State, or Federal authority including, but not limited to, the Tennessee Department of Human Services.
- b)** All outside areas must be fenced and be set back from side and rear property lines by a minimum of 40 feet. Play areas shall contain a minimum of 50 square feet per child.
- c)** The minimum lot area shall be one acre.
- d)** All refuse shall be contained in completely enclosed facilities and located to the rear of the buildings.
- e)** One sign shall be permitted provided it does not exceed two square feet in sign area.

(9) Home Occupation

- a)** Persons utilizing their home office space secondarily to another primary office (e.g., working from home during off-hours or telecommuting) shall not be subject to these home occupation regulations.
- b)** Following approval of the home occupation, the applicant shall obtain a Business License from Williamson County when such license is required.
- c)** Home occupations may be conducted in any single-family dwelling unit.
- d)** Up to two home occupations are allowed per single-family dwelling unit except where a residential business is located on the parcel, in which case only one home occupation shall be permitted.³⁰
- e)** The home occupation shall only be conducted inside the dwelling and not in any accessory building.
- f)** Each home occupation shall be conducted by a resident of the dwelling and each home occupation shall be permitted to employ one additional person on-site.
- g)** Home occupations shall not exceed more than 25 percent of the total square footage of the dwelling.
- h)** The residence used for home occupation shall not be a storage facility for a business conducted elsewhere, nor shall any products be manufactured on the site other than arts or crafts produced by hand.
- i)** No activity, materials, goods, or equipment incidental to the home occupation shall be externally visible.

³⁰ This provision allowing two home occupations is in response to numerous comments about how there have been a number of requests for two home occupations (e.g. a husband and wife that each have a business).

- j)** Only one sign shall be permitted provided it does not exceed two square feet in sign area.
- k)** See Section 11.04:(D)(10): Residential Business, for additional standards related to residential businesses.

(10) Residential Business

- a)** The residential business shall be conducted entirely within the dwelling or in an accessory building.
- b)** Only one residential business may be operated on a single parcel. One additional home occupation may be permitted on the same parcel in accordance with the provisions of Section 11.04:(D)(9): Home Occupation.
- c)** The minimum lot area shall be five acres.
- d)** The residential business shall be owned and operated by a resident of the principal dwelling. No more than three other persons shall be employed on-site in the residential business or in the residential business and home occupation combined (when both occur on the same parcel).
- e)** Residential businesses may not serve as a gathering place for additional employees engaged in the business that takes place off the premises.
- f) Size Limitations**
 - i)** If conducted within the principal dwelling, no more than 25 percent of the total square footage of the dwelling shall be used.
 - ii)** The portion conducted within an accessory structure shall meet the following:
 - A.** Such structure shall not exceed 2,000 square feet in floor area or 75 percent of the total square footage of the principal dwelling, whichever is less.
 - B.** In addition to the principal dwelling, only one accessory structure shall be utilized.
 - C.** The accessory structure where the residential business is conducted shall meet all applicable accessory structure setbacks.
 - iii)** Where a residential business and home occupation are located on the same parcel, the total floor area for both the uses shall not exceed that which is allowed in Paragraphs (i) and (ii) above.
- g)** The residential business may contain a storage facility for a business conducted elsewhere, provided such storage is inside an enclosed building.
- h)** All materials, goods or equipment incidental to the residential business shall be stored within the approved building or within a fenced area. Outdoor storage shall be:
 - i)** Buffered in accordance with Article 15: Landscaping and Bufferyards;
 - ii)** Located in the rear yard;
 - iii)** Set back a minimum of 40 feet from the property lines;
 - iv)** Screened so as not to be visible from any public street or adjoining property; and
 - v)** A maximum of 2,000 square feet in total area.
 - vi)** No more than one residential business shall be permitted on a single parcel. In addition to the residential business, one home occupation may be permitted provided it meets the provisions of Section 11.04:(D)(9): Home Occupation.

- i) Only one sign shall be permitted provided it does not exceed three square feet in sign area.
- j) All activities and work shall be conducted inside the approved building, and noise levels shall not exceed those established under Section 16.02: Noise Standards, at the property lines.³¹
- k) Residential businesses may contain storage for vehicles used off-site provided such vehicles are stored out of view of all public streets and adjoining properties. Storage of tractor trailers, semi-trucks, or any other heavy equipment (e.g., construction equipment) shall be prohibited.

l) Permitted Residential Businesses

The following are the only use types from [Table 11.01-I: Table of Allowed Uses](#), that are permitted as a residential business:

- i) Offices, including Home recording studios;
- ii) Personal service establishments;
- iii) Automobile and machinery repair; and
- iv) Light industrial.

(11) Small-Scale Wind Energy Turbines (SWET)

- a) SWETs may be located on lots with a minimum area of one acre or more unless the proposed turbine is attached to a building and the turbine (to the top of the blades) does not exceed the maximum building height requirement of the applicable zoning district.
- b) The maximum height of a stand-alone SWET shall be 150 feet from natural grade to the top of an extended rotor blade.
- c) All portions of a SWET support structure must meet the setback requirements for the applicable zoning district.
- d) A SWET must be setback from all property lines by an area equal to or exceeding the distance of the fall zone.
- e) Only a single tower and single turbine shall be permitted on a property. Multiple turbines may be permitted with Special Use approval (See Section 5.01: Special Use.) if attached to a building and if the diameter of the rotor is less than eight feet.
- f) Climbing access to the tower structure shall be limited by
 - i) Placing fixed climbing apparatus no lower than 10 feet from the ground; and
 - ii) Placing a six-foot fence or shielding around the SWET.
- g) Small-scale wind energy systems shall be of a scale intended for on-site power consumption and shall not be designed to produce energy to sell to electric providers. This regulation shall not prohibit a property owner that is installing a small-scale wind energy system from connecting to the local electric system if mandated by the electric provider for the purposes of safety.³²

³¹ We have moved the industrial performance standards to the article on development standards.

³² Many electric providers require that you tie connect your wind turbine to the local electric system for safety purposes.

(12) Solar Panels

Solar panels that are attached to principal buildings or accessory structures shall be permitted provide such panels do not exceed the maximum height requirements established in the applicable zoning district. Such solar panels shall not require a Zoning Certificate.

(13) Swimming Pools

Swimming pools as an accessory use shall be fenced as a safety precaution and shall meet the following specifications.

- a)** The fence shall be a minimum of four feet high and shall encompass the pool area to prevent unauthorized entry.
- b)** The bottom of the fence shall be constructed no more than four inches from the ground (finished grade) level.
- c)** Openings in the fence shall not permit the passage of a four inch sphere.
- d)** The fence shall be permanently constructed, maintained, and made of durable materials. Temporary safety measures such as fences erected by using "T" fence posts and made of nylon webbing, chicken wire, and other similar materials shall not meet this standard.
- e)** Access gates shall meet the same minimum standards as outlined above for fences, open outward away from the pool, and shall be self-closing and self-latching.
- f)** Fences shall be required and maintained for the life of the swimming pool.
- g)** The sides of an above-ground swimming pool may constitute compliance with the fencing standards if:
 - i)** The entire area around the outside of the pool measures four feet from ground (finished grade) level to the top of the pool; and
 - ii)** If the ladder or steps can be secured, locked, or removed to prevent unauthorized access to the pool. If these standards are not met, a fence shall be installed as specified above.

(14) Retaining Walls

- a)** Retaining walls located on private property are the responsibility of the property owner. The property owner (or his representative) must ensure that the retaining wall is properly designed and constructed. The property owner is responsible for maintenance and repairs of all retaining walls on his property. Developers are not permitted to construct retaining walls of any size within the public right-of-way or in areas that will be dedicated for public right-of-way. The setback from the property line shall be no less than 5 feet or the total height of the wall, whichever is greater.
- b)** All plans, profiles, cross-sections and calculations must be prepared and sealed by a registered professional engineer licensed to practice in the State of Tennessee. The professional engineer must have sufficient education and experience to design a retaining wall that ensures the safety of the general public. The professional engineer shall also have complete control of all aspects of the design and preparation of plans and calculations. The design must consider global slope stability both above and below the wall. Williamson County does not assume responsibility or liability resulting from the approval of the plans or calculations of the retaining wall design.
- c)** In order to obtain a Zoning Certificate for construction of retaining walls 4 feet or taller on private property, the following information must be submitted:

- i) A plan sheet that includes existing and proposed contours, drainage features, buildings, property lines, proposed wall locations, public easements, parking facilities and streets;
- ii) A typical section showing wall and footing dimensions, backfill slopes, finished grade elevations, steel reinforcement details, weephole locations, and subsurface drainage systems; and
- iii) Engineering calculations for the design of the wall, noting all assumptions such as concrete and steel reinforcement strengths, soil parameters, surcharges, bearing pressures, safety factors for bearing capacity, overturning, and sliding.

Section 11.05: Temporary Uses and Structures

(A) PURPOSE

This Section allows for the establishment of certain temporary uses, structures, and events for a limited duration of time provided.

(B) TABLE OF PERMITTED TEMPORARY USES AND STRUCTURES

Table 11.05-1: Permitted Temporary Uses and Structures summarizes the temporary uses and structures that are allowed within the County and any general or specific standards that apply to the specified temporary use or structure. Temporary uses or structures not listed in Table 11.05-1: Permitted Temporary Uses and Structures are prohibited.

| TABLE 11.05-1: PERMITTED TEMPORARY USES AND STRUCTURES | | | | | | | | | | | | | | | | | | | |
|--|---|------|------|---|---|-----|----|-----|----|------|------|-----|-------|-------|----|------|----|------|-------------------------|
| P = PERMITTED USE S = SPECIAL USE BLANK = PROHIBITED | | | | | | | | | | | | | | | | | | | |
| | A | RD-5 | RP-5 | V | H | CGV | GV | LFV | TV | RD-1 | RP-1 | SIC | MGA-1 | MGA-5 | NC | NCMH | AP | 840C | ADDITIONAL REQUIREMENTS |
| Acceptance of Fill Material | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(1) |
| Borrow Pit | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(2) |
| Contractor's Office and Construction Equipment Sheds | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(3) |
| Firework Sales | | | | P | P | P | | | | | | | | | | | | P | Section 11.05:(D)(4) |
| Produce Stand/Seasonal Sales | | | | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(5) |
| Real Estate Sales Office/Model Home Sales | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(6) |
| Special Events - Extensive Impact | S | S | S | S | S | S | | | | S | S | S | S | S | S | S | S | S | Section 11.05:(D)(7) |
| Special Events - Limited Impact | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(8) |
| Temporary Asphalt, Asphalt Reprocessing Plants, or Rock Quarries | P | P | P | P | P | | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(9) |
| Temporary Shelter | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(10) |
| Temporary Storage in Portable Shipping Containers | P | P | P | P | P | P | | | | P | P | P | P | P | P | P | P | P | Section 11.05:(D)(11) |
| Temporary Structures Related to Institutional Uses | P | P | P | P | P | P | | | | | | P | | | | | | P | Section 11.05:(D)(12) |

(C) PROHIBITED TEMPORARY USES

Without limiting the standards of this Ordinance, the following activities are prohibited in all districts:

- (1) Retail sales or display of goods, products, or services within the public right-of-way.

- (2) Retail sales or display of goods, products, or services from a motor vehicle, trailer, or shipping container except as may be authorized as part of a permitted produce stand and seasonal sales use.

(D) SPECIFIC STANDARDS FOR CERTAIN TEMPORARY USES AND STRUCTURES

(1) Acceptance of Fill Materials

- a)** The acceptance of fill material onto a property shall constitute a temporary use unless:
- i)** The acceptance of the material is undertaken as part of a development that has been approved as a Minor or Major Site Plan in accordance with Article 6: Minor and Major Site Plans; or
 - ii)** The area of land that will be used or disturbed for the purpose of accepting the fill material has a total area of 10,000 square feet or less.
- b)** The acceptance of fill material shall not be considered an agricultural use.
- c)** The acceptance of fill material subject to these provisions shall be required to submit an application for a Land Disturbance Permit in accordance with the Williamson County Storm Water Management Regulations.

d) Performance Standards

- i) Dust**
Control measures shall be implemented on a continuing basis, during the time that the fill is being deposited on site, to mitigate air pollution and prevent the deposit of mud, dust, and debris, on public roads.
- ii) Traffic**
No trucks associated with the depositing of the fill material may be parked or stored on-site for a period longer than 24 hours.
- iii) Final Slopes**
Final slopes shall be graded, contoured, or terraced, wherever needed, sufficient to achieve soil stability and control landslides, erosion and sedimentation.
- iv) Soil Erosion Sedimentation Control**
The area of land affected shall be resoiled, wherever needed, with topsoil or suitable subsoil, fertilizer, lime, or soil amendments, as appropriate, in sufficient quantity and depth to raise and maintain a diverse growth of vegetation adequate to bind the soil and control soil erosion and sedimentation.

(2) Borrow Pit

The following provisions apply to any borrow pit not otherwise regulated by Title 59 of the Tennessee Code Annotated or classified as use type under the Extractive Industry Use Category in [Table 11.01-1: Table of Allowed Uses](#).³³

³³ Does the County want to exempt borrow pits if they are smaller than a certain size (e.g., less than the 10,000 square foot threshold established for acceptance of fill material)?

- a)** A borrow pit associated with any on-site use shall not constitute a temporary use when undertaken as part of a development approved as a Minor or Major Site Plan in accordance with Article 6: Minor and Major Site Plans;
- b)** Borrow pits shall be subject to the resource protection standards of Article 13: Resource Protection Standards.
- c)** Borrow pits shall be set back a minimum of 50 feet from all property lines and 150 feet from any residential property line.
- d)** Borrow pits shall not occupy or cover more than 25 percent of any lot area where the lot is under 10 acres nor occupy or cover more than 10 percent of any lot area where the lot is 10 acres or larger.
- e)** Borrow pits shall not have any slope that is greater than two feet horizontal to one foot vertical (2:1 ratio).
- f)** Prior to excavation, the applicant shall obtain a Land Disturbance Permit in accordance with the Williamson County Storm Water Management Regulations.
- g)** Upon approval of a Land Disturbance Permit, but prior to excavation, the applicant shall be responsible for installing a fence with a minimum height of six feet around the borrow pit and shall, at a minimum, be located at the required setback lines. Such fence shall include “no trespassing” signs located at intervals of 200 feet or less.
- h)** No blasting shall be permitted as part of borrow pit operations.
- i)** Borrow pits shall be subject to the performance standards set forth for the acceptance of fill materials in Section 11.05:(D)(I): Acceptance of Fill Materials.
- j)** Borrow pits shall only be permitted on sites with a minimum lot area of ten acres and shall not be located within a major subdivision.
- k)** Borrow pits shall take access from an arterial or collector road as established in the Major Thoroughfare Plan.
- l)** Permits for a borrow pit shall be valid for three months with a one time, three-month extension that may be approved by the Planning Director.

(3) Contractor’s Office and Construction Equipment Sheds

- a)** The use must be incidental to an on-going construction project.
- b)** Up to one office and one shed may be permitted on a single site.
- c)** The office or shed shall not contain sleeping or cooking accommodations.
- d)** The office or shed shall be removed upon completion of the construction project.
- e)** Any gravel or pavement area shall be revegetated after completion of construction.

(4) Fireworks Sales

- a)** The proposed structure shall be set back a minimum of 250 feet from all residential property lines.
- b)** The proposed structure shall be set back a minimum of 500 feet from all other structures used for firework sales.
- c)** The Temporary Use Permit shall be valid for a period of 15 days in any one six-month time period and shall be limited to times around New Year’s Day and the Fourth of July holidays.
- d)** A business license is required for firework sales.

- e)** A notarized statement from the property owner shall be provided that specifies the location of the sales and duration of time the fireworks sale is authorized on the property. The statement shall also state that the property owner consents to the fireworks sale.
- f)** Firework sales shall be subject to Minor Site Plan review (See Article 6: Minor and Major Site Plans.) for each time period a permit is requested.
- g)** An application for a firework sales use shall be submitted no later than 30 days prior to the first day of proposed operation.

(5) Produce Stand/Seasonal Sales

- a)** All temporary signs shall be affixed to the stand and, when added together, shall not exceed 35 square feet in sign area. The sign(s) may contain the name of the stand but shall only contain advertising that pertains to the produce sold at the stand. Such signs shall not require the issuance of a Sign Permit.
- b)** The stand shall not be located within any right-of-way and shall be set back a minimum of 10 feet from the paved surface of any public street.
- c)** The stand shall conform to the sight distance requirements as set forth in Section <>.
- d)** One off-street parking space shall be provided for every 300 square feet of sales or display area, and in no case shall there be less than two parking spaces provided. Parking shall be arranged so that no vehicle backs out into the street and to prevent vehicles from parking within the street right-of-way.
- e)** The Temporary Use Permit shall be valid for six months per calendar year.
- f)** A notarized statement from the property owner shall be provided that specifies the location of the sales and duration of time the produce stand or seasonal sales is authorized on the property. The statement shall also state that the property owner consents to the produce stand or seasonal sales.
- g)** The use is prohibited to be located within a Major Subdivision as defined by the Williamson County Subdivision Regulations.

(6) Real Estate Sales Office/Model Home Sales (Existing Section 4200 D 6)

- a)** The use must be incidental to a development approved in accordance with the Williamson County Zoning and Subdivision Regulations. A model home may be used as a temporary sales office.
- b)** The temporary office shall be removed when Building Permits have been issued for 95 percent of those lots within the development that has been recorded in the Register of Deeds office.

(7) Special Events – Extensive Impact

a) General

The procedures and standards of this Subsection shall apply to all special events (including but not limited to cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, and communal camping) held on private property within the County, unless exempted in accordance with [Section 11.05:\(D\)\(7\)c: Exemptions](#).

b) Mass Gatherings

The applicant must demonstrate that the event has met all licensing requirements outlined in the Tennessee Code Annotated, Title 68, Chapter 112, if required, as well as those requirements outlined in this Section.

c) Exemptions

The following events or activities are exempt from the standards of this Subsection (i.e., may occur without a Temporary Use Permit for a special event). Such activities are subject to all other applicable procedures and standards of this Ordinance.

- i) Any event sponsored in whole or in part by a Local, State, or Federal government.
- ii) Any organized activities conducted at sites or facilities typically intended and used for such activities. Examples of such exempt activities include, but are not limited to, sporting events such as golf, soccer, softball, and baseball tournaments conducted on courses or fields intended and used for such activities; fairs and carnivals at fairgrounds; wedding services conducted at reception halls, or similar facilities; funeral services conducted at funeral homes or commercial cemeteries; religious services, wedding services, and funeral services conducted at religious institutions.

d) Standards

- i) In addition to the general standards for Special Uses (See [Section 5.01: Special Use](#).), an application for a special event shall comply with the following standards:
 - A. The application shall not contain intentionally false or materially misleading information.
 - B. The special event shall not create an unreasonable risk of significant:
 - 1. Damage to public or private property, beyond normal wear and tear;
 - 2. Injury to persons;
 - 3. Public or private disturbances or nuisances;
 - 4. Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel;
 - 5. Additional and impracticable or unduly burdensome police, fire, trash removal, maintenance, or other public services demands; and
 - 6. Other adverse effects upon the public health, safety, or welfare.
 - C. The special event shall not be of such a nature, size, or duration that the particular location requested cannot reasonably accommodate the event.
 - D. The special event shall not occur at a time and location that has already been permitted or reserved for another special event-extensive impact or special event-limited impact.

Article 21: Nonconformities

Section 21.01: Nonconformities Generally

(A) PURPOSE

Upon adoption of this Ordinance, there will exist certain uses of land, structures, parcels of record, and signs that were lawfully existing but will hereafter no longer conform to this Ordinance's terms and requirements. The purpose and intent of this Section is to regulate the continued existence of those uses, structures, parcels of record, and signs that do not conform to the provisions of this Ordinance, or any amendments thereto.

(B) APPLICABILITY

Any lawful use of land or structure existing on the effective date of this Ordinance, or subsequent amendment thereto that is located in a zoning district in which it would not be permitted as a new use, or where the structure or lot does not comply with the applicable dimensional standards, is declared to be a legal nonconformity.

(C) AUTHORITY TO CONTINUE

Nonconformities are allowed to continue in accordance with the requirements of this Section.

(D) BURDEN OF PROOF

The burden of establishing that any nonconformity is a legal nonconformity, as defined by this Ordinance, shall, in all cases, be upon the owner of the nonconforming use, lot, structure, or sign, and not upon the County.

(E) EXCEPTION DUE TO VARIANCE OR OTHER MODIFICATION

The requirements of this Section shall not apply to a development standard or feature that is the subject of an approved Variance or a condition of a Special Use. Where a Variance or condition of a Special Use has been granted for a development standard or feature that does not otherwise conform to the requirements of this Ordinance, that development standard or feature shall be deemed conforming.

(F) MINOR REPAIRS AND NORMAL MAINTENANCE; RESTORATION TO A SAFE CONDITION

(1) Minor repairs and normal maintenance that are required to keep nonconforming uses, structures, parcels of record, and signs in a safe condition are permitted, provided the minor repair or maintenance does not extend, expand, or enlarge the nonconforming use, structure, parcel of record, or sign. For the purposes of this Subsection, "minor repair or normal maintenance" shall mean:

- a)** Repairs necessary to maintain a nonconforming use, structure, parcel of record, or sign in a safe condition;
- b)** Maintenance of lot or site areas to protect against health hazards and to promote the safety of surrounding uses.

(2) Nothing in this Article shall be deemed to prevent the strengthening or restoration to a safe condition of a structure in accordance with an order of a public official who is charged with protecting the public safety and who declares such structure to be unsafe and orders its restoration to a safe condition. Such restoration shall not be in violation of the various provisions of this Article prohibiting the repair or restoration of partially damaged or destroyed structures or signs.

(G) CHANGE OF TENANCY OR OWNERSHIP

Changes of tenancy, ownership, or management of an existing nonconformity are permitted but shall continue to be subject to the requirements of this Subsection.

Section 21.02: Nonconforming Uses

(A) CHANGE OF USE

- (1)** A nonconforming use may be changed to a conforming use in accordance with the applicable requirements in this Ordinance, but in no event shall a nonconforming use be converted to another nonconforming use or replace an abandoned or discontinued nonconforming use.
- (2)** An ongoing, legal nonconforming commercial use may apply to the BZA for a change of use to another commercial use as allowed in the Hamlet District. This change of use will require Special Use approval by the BZA. Such change of use shall only be authorized when the proposed new use will have the same or a lesser impact on surrounding uses and shall meet the standards applicable to the Hamlet District.
- (3)** A nonconforming use type classified under the Extractive Industry Use Category may not be changed to a nonconforming disposal use or vice versa.
- (4)** No use, structure, or sign which is accessory to a principal nonconforming use or structure shall continue after such principal use or structure has ceased or been removed, unless the accessory portion conforms to all regulations of this Ordinance. This Paragraph shall prevail over any other provisions of this Ordinance that may be interpreted to the contrary.
- (5)** Nonconforming industrial or commercial uses shall be subject to Section 21.02:(I): Nonconforming Industrial or Commercial Uses.

(B) EXPANSION AND ENLARGEMENT OF NONCONFORMING USE

- (1)** Except where otherwise allowed by Tennessee Code Annotated, nonconforming uses shall not be enlarged more than 20 percent of the total square footage of buildings and structures existing at the time the use became legally nonconforming unless such alteration will bring the use into full compliance with all requirements of this Ordinance. Such expansions or enlargements shall meet all applicable dimensional requirements of this Ordinance.
- (2)** Except where otherwise allowed by Tennessee Code Annotated, nonconforming use types classified under the Extractive Industry Use Category and nonconforming salvage center use types may not be expanded in any manner.
- (3)** Nonconforming industrial or commercial uses shall be subject to Section 21.02:(I): Nonconforming Industrial or Commercial Uses.

(C) DISCONTINUANCE OR ABANDONMENT

- (1)** Nonconforming use types under the Extractive Industry Use Category and nonconforming salvage center uses shall not be permitted to renew operations once the use is discontinued or abandoned for six months or more.
- (2)** A nonconforming mobile home that has been abandoned or not used for six months or longer shall be assumed to be abandoned, regardless of any intent to resume or not to abandon the use, and shall be completely terminated.
- (3)** Except nonconforming industrial or commercial uses, all other nonconforming uses that have ceased for three years or greater shall be assumed to be abandoned, regardless of any intent to resume or not to abandon the use, and the use shall be completely terminated. Any new use of the land or structure shall be in conformity with the applicable zoning district.

- (4) Nonconforming industrial or commercial uses shall be subject to Section 21.02:(I): Nonconforming Industrial or Commercial Uses.

(D) NONCONFORMING USES AND FLOODPLAINS

Nonconforming uses in special flood hazard areas shall comply the provisions of this Article and any applicable section of [Section 13.05:\(H\): Permitted Uses in Areas of Special Flood Hazard](#).

(E) NONCONFORMING ACCESSORY USES

A nonconforming use that is accessory to a principal use shall not make the principal use nonconforming.

(F) CONTINUATION OF NONCONFORMING USE AFTER CASUALTY DAMAGE

- (1) If a nonconforming use is destroyed, or partially destroyed and a Building Permit is not obtained within 18 months, then the structure or use shall not be rebuilt, restored, or reoccupied for any purpose unless it shall thereafter conform to all regulations of this Ordinance.
- (2) Nonconforming industrial or commercial uses shall be subject to Section 21.02:(I): Nonconforming Industrial or Commercial Uses.

(G) NONCONFORMING USE OF PART OF A STRUCTURE

A nonconforming use in one part of a structure shall not affect the status of conforming uses in other parts of the same structure.

(H) RELOCATION OF A NONCONFORMING USE

A nonconforming use shall not be relocated, in whole or in part, to any other location in the County unless it is to a parcel where the use will be conforming in accordance with the applicable zoning district.

(I) NONCONFORMING INDUSTRIAL OR COMMERCIAL USES

- (1) Industrial or commercial uses that become nonconforming under this Ordinance shall be permitted to continue in operation provided there is no change in the use of land.⁴⁴
- (2) Industrial or commercial uses that become nonconforming under this Ordinance shall be permitted to expand operations and construct additional facilities that involve an actual continuance and expansion of the activities of the industry or business that existed prior to the effective date of this Ordinance provided that there is a reasonable amount of space for such expansion on the property owned by such industry or business situated within the area which is affected by the change in zoning, so as to avoid nuisances to adjoining landowners.
- (3) Industrial or commercial uses that become nonconforming under this Ordinance shall be permitted to demolish the present buildings and structures and then reconstruct new facilities necessary to the conduct of such industry or commercial use that existed prior to the effective date of this Ordinance provided, that no destruction and rebuilding shall occur which shall act to change the use classification of the land as it was classified prior to the effective date of this Ordinance.⁴⁵
- (4) The provisions of Subsection (I) apply only to the land area owned and in use by such affected business, and does allow for the expansion of the nonconforming industrial or commercial use through the acquisition of additional land.⁴⁶

⁴⁴ This language is taken from TCA 13-7-208 (b)(1) with simplification of the text.

⁴⁵ This language is taken from TCA 13-7-208 (d).

⁴⁶ This language is taken from TCA 13-7-208 (e).

- (5) Except as provided in Subsection (l), the provisions of Subsection (l) shall not apply if an industrial or commercial use ceases to operate for a period of 30 continuous months (or the minimum period provided in Tennessee Code Annotated Section 13-7-208 and as may be amended, whichever is less) and the industrial or commercial use of the property did not conform with the land use classification as denoted in the applicable zoning district. Anytime after the 30 month cessation (or the minimum period provided in Tennessee Code Annotated Section 13-7-208 and as may be amended, whichever is less), any use proposed to be established on the site shall conform to the provisions of this Ordinance. For the purposes of this Subsection, the period of continuous ceased operation shall be tolled by:
- a) The period in which an industrial or commercial use is party to any action in a court of competent jurisdiction regarding the use of the property until such time that a final settlement, order, decree, or judgment has been rendered;
 - b) Any period in which a facility is being constructed, reconstructed, renovated, or refurbished, provided that all necessary building permits were obtained within 30 months of cessation of continuous use;
 - c) The filing of an application for a building permit for the alteration, renovation or reconstruction of a structure which is nonconforming or of a structure in which or out of which a non-conforming industrial or commercial use operates or is located; or
 - d) The reactivation of the nonconforming use any time prior to the end of the 30 month period (or the minimum period provided in Tennessee Code Annotated Section 13-7-208 and as may be amended, whichever is less) provided, however, that the restrictions of Subsections (5) and (6) shall only apply if the property owner intentionally and voluntarily abandons the nonconforming use of the property. In any contested matter on the use of such property, the government has the burden of proving an overt act of abandonment in such matter.
- (6) Notwithstanding the provisions of Subsection (3), any structure rebuilt on the site must conform to the provisions of the applicable zoning district in regards to setbacks, height, or other dimensional standards.
- (7) Notwithstanding Subsections (1) through (6), Subsection (5) shall not apply to any industrial establishment location where 25 percent or more of the gross annual sales from such location are derived from sales to or contracts with Local, State, or Federal governments or as a subcontractor to contracts with Local, State, or Federal governments, or to any industrial establishment location where 75 percent or more of the gross annual sales from the location are made to agriculture or construction businesses.

Section 21.03: Nonconforming Structures

(A) RELATIONSHIP WITH NONCONFORMING USES

Where a nonconforming structure houses a nonconforming use, the regulations for nonconforming structures and nonconforming uses shall both apply. In case of conflict, the rules for nonconforming uses shall prevail.

(B) ENLARGEMENT

Nonconforming structures shall not be enlarged, extended, or modified unless such alteration is in full compliance with all requirements of this Ordinance except as allowed in [Section 21.02:\(l\)\(2\)](#).

(C) GOVERNMENTAL ACQUISITION OF A PORTION OF A PARCEL

Governmental acquisition of a portion of a parcel for a public purpose that results in reduction in a required yard or building setback below that required in [Article 10: Zoning Districts](#) shall not render the structure legally nonconforming.

(D) CONTINUATION OF NONCONFORMING STRUCTURE AFTER CASUALTY DAMAGE

In the event a nonconforming structure is damaged or destroyed, it may be rebuilt to its previous level of nonconformity so long as the Building Permit is obtained within 12 months after the date the damage or destruction occurred.

(E) RELOCATION OF A NONCONFORMING STRUCTURE

A nonconforming structure shall not be relocated, in whole or in part, to any other location on the parcel or in the County unless, once relocated, the structure will be conforming in accordance with the applicable zoning district.

Section 21.04: Nonconforming Lots

(A) DEVELOPMENT PROHIBITED

No use or structure shall be established on a lot of record that does not conform to the standards established in this Ordinance, except in accordance with this Subsection.

(B) UNIMPROVED NONCONFORMING PARCEL OF RECORD

If a nonconforming unimproved parcel of record was part of a subdivision or other division of land evidenced by plat or deed, or both, recorded prior to <insert effective date of this Ordinance>, any use allowed in the applicable zoning district may be developed on the lot, even though the lot does not meet the minimum lot area, or minimum lot width established in [Article 10: Zoning Districts](#) provided that the development conforms to all other requirements of this Ordinance.

(C) GOVERNMENTAL ACQUISITION OF A PORTION OF A LOT OR PARCEL

Governmental acquisition of a portion of a lot or parcel for a public purpose that results in a reduction in lot area, lot width, or setbacks below that are required in [Article 10: Zoning Districts](#) shall not render the lot or parcel legally nonconforming.

Section 21.05: Nonconforming Signs

(A) ENLARGEMENT

Nonconforming signs shall not be enlarged, extended, or modified, except where otherwise allowed by the Tennessee Code Annotated.

(B) REPLACEMENT, RECONSTRUCTION, OR RELOCATION

A nonconforming sign shall not be replaced, reconstructed, or relocated in whole or in part to any other location on the same or any other parcel unless the replaced, reconstructed, or relocated sign conforms to the provisions of this Ordinance.

(C) MAXIMUM SIGN HEIGHT OF NONCONFORMING SIGNS

The maximum sign height regulation for existing nonconforming signs (businesses such as gas convenience, etc.) shall be adjusted by the Codes Compliance Director based on safe height clearances for vehicles accessing the property.

(D) TERMINATION OF NONCONFORMING SIGNS

(1) Nonconforming signs shall not be changed, expanded, or altered in any manner that would increase the degree of nonconformity, prolong the useful life, or be moved in whole or in part to any other location where it would remain nonconforming, except where otherwise allowed by the Tennessee Code Annotated.

(2) Termination by Damage or Destruction

Any nonconforming sign damaged or destroyed, by any means, to the extent of one-third (1/3) of its replacement cost, shall be terminated and shall not be restored.

(3) Termination by Change of Business

Any nonconforming sign advertising or relating to a business on the premises on which it is located shall be terminated upon any change in text advertising or relating to the new business.

(4) Termination by Discontinuance of Business

Signs that advertise a business no longer conducted or a product no longer sold on the premises where such sign is located shall be terminated and shall not be restored.

(5) Termination by Abandonment

Any nonconforming sign, the use of which as a sign is discontinued for a period of 90 consecutive days, regardless of any intent to resume or not to abandon such use, shall be presumed to be abandoned and shall not thereafter be reestablished except in full compliance with this Ordinance, except where otherwise allowed by the Tennessee Code Annotated. Abandonment shall, in this Section, mean having electricity disconnected for lighted signs, no message, or the failure to repair damaged signs.

Section 21.06: Other Legal Nonconformities

- (A)** Nonconformities other than structures, uses, or signage, which include but are not limited to parking, loading, stacking, access, landscaping, and lighting, which lawfully exists on <insert the effective date of this Ordinance>, or subsequent amendment thereto, is declared to be a legal nonconformity.
- (B)** Where other legal nonconformities exist, any additions or expansions to the use or structure, where such addition or expansion is less than 50 percent of the total square footage of the use or structure and is completed over a continuous five-year period, such other legal nonconformities associated with the addition or expansion shall be required to comply with the provisions of this Ordinance.
- (C)** Where other legal nonconformities exist, any additions or expansions to the use or structure, where such addition or expansion is 50 percent or more of the total square footage of the use or structure and is completed over any continuous five-year period, all such nonconformities associated with the use or structure shall be required to comply with the provisions of this Ordinance.

Article 23: Definitions

Section 23.01: Purpose

It is the purpose of this Article to define words, terms, and phrases contained in this Ordinance.

Section 23.02: General Rules for Interpretation

The following rules shall apply for construing or interpreting the terms and provisions of this Ordinance.

(A) MEANINGS AND INTENT

- (1) All provisions, terms, phrases, and expressions contained in this Ordinance shall be interpreted in accordance with the general purposes set forth in [Section 1.03: General Purpose and Intent](#), and the specific purpose statements set forth throughout this Ordinance. When a specific section of this Ordinance gives a different meaning than the general definition provided in this Article, the specific section's meaning and application of the term shall control.
- (2) Lot shall mean parcel and parcel shall mean lot.

(B) HEADINGS, ILLUSTRATIONS, AND TEXT

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

(C) LISTS AND EXAMPLES

Unless otherwise specifically indicated, lists of items or examples that use terms like “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

(D) COMPUTATION OF TIME

The time in which an act is to be completed shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the County, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the County. References to days are calendar days unless otherwise stated.

(E) REFERENCES TO OTHER REGULATIONS OR PUBLICATIONS

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

(F) DELEGATION OF AUTHORITY

Any act authorized by this Ordinance to be carried out by a specific official of the County may be carried out by a designee of such official.

(G) TECHNICAL AND NON-TECHNICAL TERMS

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

(H) PUBLIC OFFICIALS AND AGENCIES

All public officials, bodies, and agencies to which references are made are those of Williamson County, Tennessee, unless otherwise indicated.

(I) MANDATORY AND DISCRETIONARY TERMS

The words “shall,” “must,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive in nature.

(J) CONJUNCTIONS

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- (1)** “And” indicates that all connected items, conditions, provisions or events apply; and
- (2)** “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.

(K) TENSES AND PLURALS

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

(L) TERMS NOT DEFINED

If a term used in this Ordinance is not defined in this Article, the Planning Director shall have the authority to provide a definition through the Interpretation procedure (See [Article 9: Interpretations](#).) based upon the definitions used in accepted sources, including but not limited to A Planners Dictionary, A Glossary of Zoning, Development, and Planning Terms, and A Survey of Zoning Definitions, published by the American Planning Association.

Section 23.03: Rules of Measurement

(A) PURPOSE

The purpose of this Section is to clarify the rules of measurement and exemptions that apply to all principal and accessory uses allowed in this Ordinance. These standards may be modified by other applicable sections of this Ordinance.

(B) DISTANCE MEASUREMENTS, GENERALLY

Unless otherwise expressly stated, distances specified in this Ordinance are to be measured as the length of an imaginary straight line joining those points.

(C) LOT MEASUREMENTS

(1) Lot Area

The area of a lot includes the total horizontal surface area within the lot’s boundaries.

(2) Lot Width

- a)** Lot width is the distance between the side property lines measured along the front property line and shall be maintained to the minimum front yard setback line.

b) Cul-de-Sac

For a cul-de-sac lot, the lot width shall follow the curve of the front property line and the lot width shall be measured at the front yard setback line. See [Figure 23.03-A](#).

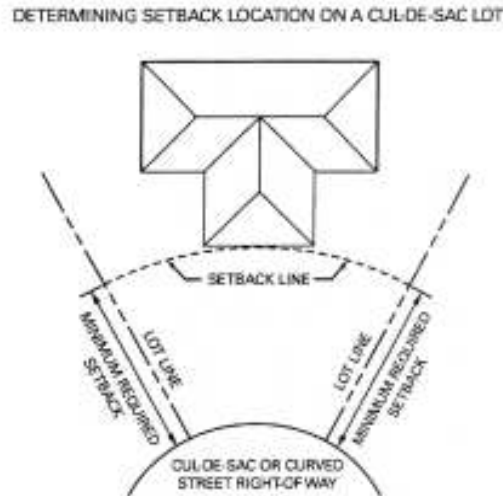


Figure 23.03-A: Building setback line on a cul-de-sac lot

(D) SETBACKS AND YARDS

(1) Measurements

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located except as otherwise expressly allowed in [Section 10.04: Permitted Encroachments into Required Setbacks](#).

(2) Front Yard Setback

a) Front Yard Setback and Streets

- i) The front yard shall be the distance between the street right-of-way line and the required minimum front yard setback line.
- ii) Except where delineated on a plat of a subdivision, where there are multiple street frontages, the yard fronting a street towards which the front of the primary structure faces shall be considered to be a front yard and shall meet the minimum front yard setback.
- iii) If it is not clear which street a structure faces, consideration shall be given to which side of a structure includes the primary entrance and (for existing structures) which street provides the structure's street address.

b) Measurement

- i) The front yard setback shall extend the full width of the lot and shall be measured from the street right-of-way line.
- ii) If there is no right-of-way boundary, the setback shall be measured from the following:
 - A. Arterial Street: Mandated right-of-way line as established in the Williamson County Major Thoroughfare Plan

- B.** Collector Street: 30 feet from the street centerline
- C.** Other: 25 feet from the street centerline
- D.** If an easement or private road is used for access, the setback shall be measured from the closest edge of the easement.

c) Double Frontage Lot

A double frontage lot shall provide a front yard setback on both streets. The remaining yards shall meet the side yard setback requirements.

d) Corner Lot

- i)** Buildings located on corner lots may have a side yard facing a street. This side yard shall be a minimum of one-half (0.5) of the minimum front yard setback in the applicable zoning district.
- ii)** If an easement or private road is used for access, the setback shall be measured from the closest edge of the easement.

(3) Side Yard Setback

The side yard setback shall extend from the required front yard setback line to the required rear yard setback line and shall be measured from the side property line.

(4) Rear Yard Setback

The rear yard setback shall extend the full width of the lot and shall be measured from the rear property line.

(E) HEIGHT MEASUREMENT AND EXCEPTIONS

(1) Height Measurements

Building height shall be measured in number of complete stories above the finished grade for any elevation fronting on a public street including attics, half-stories, mezzanines, at-grade structured parking, but excluding features that are completely below grade, such as basements, cellars, crawl spaces, subbasements, and underground parking structures.

(2) Height Limit Exceptions

- a)** Height limits for wireless telecommunication are established by [Section 11.03:\(C\)\(12\): Wireless Telecommunication Facility](#).
- b)** Height limits shall not apply to chimneys, church spires, belfries, cupolas, domes, flag poles, monuments, water towers, rooftop dish antennas, or similar appurtenances, provided:
 - i)** The appurtenance does not interfere with Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace;
 - ii)** The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in [Article 15: Landscaping and Bufferyards](#).

Section 23.04: Definitions

100-YEAR FLOOD

See “Base Flood”.

ABUTTING OR ADJACENT

The land, lot, or property adjoining the property in question along a property line or separated only by an alley, easement, or street.

ACCEPTANCE OF FILL MATERIAL

The acceptance of any substance or material, such as (by way of illustration) earth, clay, sand, concrete, rubble, wood chips, bark, or other similar material, that is placed, stored, or dumped upon the ground resulting in an increase and/or change in the natural surface elevation. The acceptance of fill material is considered a temporary use that is not associated with any use type that is classified under the Extractive Industry Use Category in [Table 11.01-I: Table of Allowed Uses](#).

ACCESSORY EQUIPMENT (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

Equipment serving or being used in conjunction with a “Telecommunication Facility” or “Support Structure.”

ACCESSORY FACILITY OR STRUCTURE (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

An accessory facility or structure serving or being used in conjunction with wireless telecommunications facilities, and located on the same property or lot as the wireless telecommunications facilities, including but not limited to, utility or transmission equipment storage sheds or cabinets.

ACCESSORY STRUCTURE (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

An accessory structure shall mean a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

- Accessory structures shall only be used for parking of vehicles and storage;
- Accessory structures shall be designed to have low flood damage potential;
- Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters;
- Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures; and
- Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

ACTIVE RECREATIONAL USES (OPEN SPACE)

Facilities for active recreation, including but not limited to: pools, playgrounds, tennis courts, and clubhouses used primarily for recreational purposes.

ADDITION (TO AN EXISTING BUILDING)

Any walled and roofed expansion to the perimeter or height of a building.

ADDITIONAL PRINCIPAL DWELLING

An additional principal dwelling unit located on a single parcel where no subdivision has occurred and where allowed pursuant to [Section 11.04: Accessory Uses and Structures](#).

ADULT-ORIENTED ESTABLISHMENT

Adult-oriented establishment as used in this Ordinance shall have the same meaning as the term “Adult-Oriented Establishment” as used in Tennessee Code Annotated Section 7-51-1102 and Section 7-51-1401, and as amended, and in construing this term, the definitions contained in Tennessee Code Annotated Section 7-51-1102 (1) through (6) and Section 7-51-1401, as amended, are likewise incorporated by reference and made a part of this Ordinance.

AFFIDAVIT OF COMPLIANCE

A statement of agreement to abide by the conditions of the approval of Site Plans, Special Uses, or other approved uses that do not require bonds to ensure compliance. The affidavit shall be signed by the recipient of the permit and notarized.

AGENT

A person with express written consent to act upon another person’s behalf.

AGENT, APPLICANT, DEVELOPER, SUBDIVIDER (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

The owner of land, or his representative, who proposes that the land be subdivided or proposes a use authorized by this Zoning Ordinance for which a nontraditional sewage treatment or disposal system will be utilized for wastewater treatment or disposal. One who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision. Consent shall be required from the legal owner of the premises.

AGGRIEVED PARTY

A person with a standing to appeal that is injuriously affected by a decision from any review or decision-making body of the County, including any officer or agent of the County.

AGRICULTURAL

The definition of agriculture as set forth herein shall be applicable to the term wherever it appears in this Ordinance, unless a different definition is specifically made applicable to the Article, Section, or Subsection in which the term appears.

- The land, buildings, and machinery used in the commercial production of farm products and nursery stock;
- The activity carried on in connection with the commercial production of farm products and nursery stock;
- As used in this definition of agriculture, the term "Farm Products" means forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber, or fur; and
- As used in this definition of agriculture, the term "Nursery Stock" means all trees, shrubs, or other plants, or parts of such trees, shrubs or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis.

AGRICULTURAL PRODUCT SALES

A retail establishment that is located within a permanent structure, operated in association with an agricultural use, and which predominantly sells and markets agricultural products grown/produced on the associated farm.

AGRI-TOURISM AND EDUCATION FACILITIES

Any structure, land, or combination thereof used for tourism or educational purposes as it relates to an active agricultural use. Agri-tourism relates to activities that focus on the visitation of farms by allowing visitors to experience farm life or providing a service to visitors that showcases and sells the yield or products grown on the farm. Uses that fall under this definition include, but are not limited to, farm markets, homegrown restaurants, and participatory farms. Agri-education relates to instruction about crop production, livestock management, soil and water conservation, and various other aspects of agriculture.

AIRPORTS, LANDING STRIPS, AND HELIPORTS, PRIVATE

Any privately owned land and related structures designed, used, or intended for use for the landing and take-off of aircraft that is licensed and approved as necessary by State and Federal authorities. Such airport, landing strip, or heliport, shall only be open for use by the property owner and shall not include any commercial activities.

AIRPORTS, LANDING STRIPS, AND HELIPORTS, PUBLIC

Any publicly owned land and related structures designed, used, or intended for use for the landing and take-off of aircraft that is licensed and approved as necessary by State and Federal authorities. Such airport, landing strip, or heliport is open for use for commercial activities (e.g., passenger service) and open to the general flying public.

ANIMAL BOARDING FACILITIES

Any structure, land, or combination thereof used, designed, or arranged for the boarding, breeding, or care of dogs, cats, fowl, or other domestic animals, but excluding animals used for agricultural purposes.

ANIMAL HOSPITAL OR VETERINARIAN CLINIC OR ANIMAL GROOMING

A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a boarding facility shall be limited to short-time stays and shall be only incidental to the veterinarian facility. Such use type shall also apply to facilities that provide grooming and general care services to animals.

ANIMAL HOSPITAL OR VETERINARIAN CLINIC WITH ANIMAL BOARDING

An establishment that includes both an animal hospital or veterinarian clinic and animal boarding facility, each as defined herein.

ANTENNA

Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure.

APPEAL

An Appeal of an administrative decision made by County staff, reviewed and considered by the BZA in accordance with [Section 5.03: Appeal](#).

APPLICANT

A person who is authorized by the provisions of this Ordinance to file an application. See also the definition for "Agent."

APPLICATION

The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by the appropriate County department, board, or commission as part of the review for an application.

ARCHEOLOGICAL SITE

A concentration of material remains of past human life or activities of historic or prehistoric significance. Examples of material remains include rock art, pottery, basketry, tools, graves, skeletal remains, and structures or portions of structures.

AREA OF SHALLOW FLOODING

A designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD

See "Special Flood Hazard Area."

AREA OF SPECIAL FLOOD-RELATED EROSION HAZARD

The land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

AUTHORIZED AGENT

A person, authorized in writing by the property owner, to represent and act for a property owner in contacts with County staff and review board in matters related to an application or this Ordinance.

AUTOMOBILE AND MACHINERY REPAIR

Any building or establishment primarily engaged in the repair and maintenance of automobiles, motorcycles, farm machinery, trailers, or similar vehicles including but not limited to, body, fender, muffler, or upholstery work, oil changes, lubrication, tire services, painting, and installation of aftermarket accessories.

AUTOMOTIVE AND MACHINERY RENTAL OR SALES

Any building or establishment primarily engaged in the sale or leasing of automobiles, motorcycles, farm machinery, trailers, or similar vehicles and machinery.

AUXILIARY DISPOSAL SITE (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

The auxiliary disposal sites are land or parcels that may be used for effluent disposal and may have other uses. Higher levels of treatment are required for auxiliary disposal sites. These sites shall provide opportunities for beneficial reuse of the treated effluent.

AWNING

A roof like cover that is temporary or permanent in nature, and that projects from the wall of a building for the purpose of shielding an area of a structure and constructed of a rigid supporting framework with a canvas, vinyl or fabric covering.

BACK-UP WASTEWATER DISPOSAL SITE (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

Back-up wastewater disposal sites or secondary disposal site is the back-up land or parcels used to provide a redundant wastewater disposal site, in the event the primary wastewater disposal site no longer provides proper or adequate wastewater disposal.

BANK OR FINANCIAL INSTITUTION

Establishments engaged in deposit banking. Banks and financial institutions may include, but are not limited to, commercial banks, loan or mortgage companies, stockbrokers, savings institutions, credit unions, and other similar uses.

BAR OR TAVERN

An establishment providing or dispensing, for on-site consumption, any fermented malt beverage, malt beverage, special malt, vinous, or spirituous liquors. The sale of food products including, but not limited to, sandwiches and light snacks may be a secondary use to the service of the aforementioned drinks.

BASE FLOOD

The flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one percent annual chance flood.

BASEMENT

Any portion of a building having its floor subgrade (below ground level) on all sides.

BED AND BREAKFAST

A resident-managed and resident-occupied residential structure used as a lodging establishment where up to five rooms are rented on a nightly basis and in which breakfast is the only meal and is included as part of the basic compensation.

BLOCK

A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barriers to the continuity of development.

BLOCK FACE

That portion of a block or tract of land facing the same side of a single street and lying between the closest intersecting street.

BONDABLE IMPROVEMENTS

Improvements for which a Performance or Maintenance bond has been established by the Williamson County Regional Planning Commission.

BORROW PIT

An area from which soil or other unconsolidated material is removed to be used, without further processing, as fill for activities such as landscaping, building construction, or roadway construction and maintenance.

BUFFER OR BUFFERYARD

A strip of land with natural or planted vegetation located between a land use and a side or rear property line intended to separate and partially obstruct the view of adjacent land uses or properties from one another.

BUFFER ZONE (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

The minimum distance from various Nontraditional Sewage Treatment and Disposal System components to a property line, habitable structure, water well, right-of-way line, water course or other location.

BUILDING

A structure built, maintained, or intended for use for the support, shelter, or enclosure of persons, animals, or property of any kind or any occupancy or storage. The term is inclusive of any part thereof. Where independent units with separate entrances are divided by party walls, each unit is a building.

BUILDING ENVELOPE

The area formed by the front, side, and rear, and any other applicable setbacks, on a lot within which principal buildings must be constructed.

BUILDING LINE

A line that runs parallel and adjacent to the primary building façade.

BUILDING PERMIT

A permit reviewed and approved, approved with conditions, or denied by the Building Codes Director in accordance with [Section 8.03: Building Permit](#).

BUILDING, PRINCIPAL

A building in which the main or primary use of the lot or parcel is conducted, or which is intended to be conducted, is located.

BZA

The Williamson County Board of Zoning Appeals.

CANOPY

A free standing permanent roof-like shelter not attached to or requiring support from an adjacent structure.

CEMETERIES, ACCESSORY

A portion of a lot that is dedicated to the burial of the dead that is accessory to an institutional use and that may include mausoleums, necessary sales, and maintenance facilities.

CEMETERIES, COMMERCIAL

Land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities. Funeral homes shall be included when operated within the boundary of such commercial cemetery.

CEMETERIES, FAMILY BURIAL GROUNDS

A portion of a lot that is dedicated to the burial of the dead that is accessory to a residential dwelling unit and that does not include any associated uses found in commercial cemeteries such as crematoriums, mausoleums, necessary sales, and maintenance facilities.

CLUBS OR LODGES

Buildings or premises owned or operated by a corporation, association, or group of persons for a social, educational, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

CO-LOCATION

The act of placing Telecommunication Equipment on an already existing tower or other established structure being used as a telecommunication structure.

COMMERCIAL IMPRACTICABILITY OR COMMERCIALLY IMPRACTICABLE

The inability to perform an act on terms that are reasonable in commerce; the cause or occurrence of which could not have been reasonably anticipated or foreseen and that jeopardizes the financial efficacy of the project. The inability to achieve a satisfactory financial return on investment or profit, standing alone, shall not deem a situation to be “Commercially Impracticable” and shall not render an act or the terms of an agreement “Commercially Impracticable”.

COMMERCIAL MESSAGE

Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

COMPLETED APPLICATION

An application that has been determined to be complete in accordance with Section 3.07: Determination of Application Completeness.

COMPREHENSIVE PLAN

The most recently adopted version of the Williamson County Comprehensive Land Use Plan.

CONFERENCE CENTER

A building or complex of buildings that is used for conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including, but not limited to, temporary outdoor displays and food and beverage preparation and service for on-premise consumption.

CONGREGATE ASSISTED LIVING CENTERS

A shared residential living environment for six or more elderly residents that includes assistance with daily activities such as dressing, grooming, bathing and meal preparation.

CONGREGATE INDEPENDENT LIVING CENTERS

A shared residential living environment for six or more elderly residents where there are individual dwelling units that contain a kitchen, sleeping area, and bathroom facilities where there may be facilities for group activities or meals but assistance is not required for daily activities. See also the definition for “Congregate Assisted Living Centers”.

CONSERVATION SUBDIVISION

The division of a tract of land into two or more lots, building sites, or other divisions along with additional land area set aside as open space for conservation, agricultural, recreational, or other rural purposes in accordance with [Section 11.03:\(B\)\(2\): Conservation Subdivisions](#) and [Article 12: Conservation Subdivision Standards](#).

CONSTRUCTION

The erection of any building or structure or any preparations (including land disturbance activities) for the same.

CONSTRUCTION, START OF (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

CONSTRUCTION, START OF BUILDING

The inspection and approval by the Building Codes Director of the footing and/or slab, or the placement of other substantial improvements. See also “Construction, Start of.”

CONSTRUCTION, START OF DEVELOPMENT

The preparation of a site for development in accordance with either an approved plat or plan and following the issuance of a Land Disturbance Permit.

CONSTRUCTION, START OF DEVELOPMENT (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

CONTRACTOR'S OFFICE AND CONSTRUCTION EQUIPMENT SHEDS

A temporary structure dedicated to the storage of equipment or the provision of office space related to a construction project that is designed to be removed upon completion of the project.

CONVENIENCE STORES WITH GASOLINE SALES

A retail store that caters to the motoring public where the sale of food items such as hot or cold drinks, prepackaged foods, road maps, magazines and other publications, automotive maintenance items such as brake fluid, oil, polishes, anti-freeze, and similar products, and other retail items that may be readily purchased. Such store shall also provide for the sale of vehicle fuel and such services as lubrication oil and tire changes, and minor repairs where any repairs or services take place within an enclosed building. This use does not include paint spraying or body/fender repair that is classified as "Automobile and Machinery Repair."

CONVENIENCE STORES WITHOUT GASOLINE SALES

A retail store that caters to the motoring public where the sale of food items such as hot or cold drinks, prepackaged foods, and tobacco, road maps, magazines and other publications, automotive maintenance items such as brake fluid, oil, polishes, anti-freeze, and similar products, and other retail items that may be readily purchased. Such store shall not include the sale of any gasoline as is permitted in "Convenience Stores with Gasoline Sales."

COUNTY

Williamson County, Tennessee.

COUNTY COMMISSION

The Williamson County Board of County Commissioners.

CRITICAL ROOT ZONE

The area inside the dripline of a tree that contains its roots.

CULTURAL INSTITUTIONS

Public or private facilities used for display, performance, or enjoyment of heritage, history, or the arts. This use includes, but is not limited to, museums, libraries, art performance venues, cultural centers, and interpretative sites but does not include movie theaters.

DAY CARE CENTERS

Any nonresidential facility providing care for children, the elderly, or functionally impaired adults in a protective setting for a portion of the day. See also the definition for “Family Child Care Home” and “Group Child Care Home.”

DAY CARE CENTERS ACCESSORY TO AN INSTITUTIONAL USE

A day care center that is incidental to a principal institutional use including, but not limited to, religious institutions and schools.

DBH

See “Diameter at Breast Height.”

DEDICATION

The offer of property interests for transfer from private to public ownership for a public purpose. The dedication may be of fee-simple interest or of a less than fee-simple interest, including an easement.

DENSITY

The number of dwelling units per gross acre of land. Gross density shall be the total number of dwelling units as divided by the gross area of a site (including public right-of-way, easements, etc.). Net density shall be the total number of dwelling units divided by the gross area of the site minus any land used for easements and/or rights-of-way.

DEVELOPER

See definition of “Applicant” and “Agent.”

DEVELOPMENT

The initiation, construction, change, or enlargement of any use or structure, the disturbance of land through the removal of trees or ground cover, or the division of land into two or more parcels. “Development” shall include, but not be limited to, the following:

- Construction, alteration, or enlargement of a building or structure;
- Change in the type of use of a building, structure, or land;
- Material increase in the intensity of use of land, such as an increase in the number of businesses, offices, manufacturing establishments, or dwelling units located in a building or structure or on the land;
- Commencement or expansion of resource quarrying or mining, agricultural, horticultural, or forestry activities on a parcel of land;
- Demolition of a structure or the removal of trees from a parcel of land;
- Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- Alteration, either physically or chemically, of the shore, bank, or channel of any stream, lake, or other body of water or alteration of any wetland; and
- Any land disturbance activity that adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

DEVELOPMENT (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

DIAMETER AT BREAST HEIGHT (DBH)

The diameter of a tree taken at four and one-half feet from mean ground level.

DISTRICT

See “Zoning District.”

DISTURBANCE

Removal of vegetative cover, including clearing, grading, filling, and excavating of the land surface.

DRAINAGE

The outflow of water or other fluid from a site whether by natural or artificial means.

DRAINAGEWAY

A natural or artificial channel with or without perceptively defined beds and banks to which surface run-off gravitates and collectively forms a flow of water continuously or intermittently in a definite direction.

DRIP LINE

A vertical line that extends from the outermost branches of a tree’s canopy to the ground around the circumference of the tree.

DRIVEWAY

A private way, other than a street or alley, that provides access to parcels for the use of vehicles and pedestrians.

DWELLING OR DWELLING UNIT

A separate, complete housekeeping unit that has its own kitchen, sleeping area, and full bathroom facilities, but not including hotels, motels, tents, recreational vehicles, or boarding or lodging houses.

DWELLING UNIT, ACCESSORY

A separate, complete dwelling unit that has its own kitchen, sleeping area, and full bathroom facilities. Accessory dwelling units may be contained within or added on to a principal dwelling, be part of an accessory building (e.g., attached to a garage), or the accessory dwelling unit may be a separate structure.

DWELLING UNIT, ACCESSORY COMMERCIAL

A separate, complete dwelling unit with a kitchen, sleeping area, and full bathroom facilities that is associated with a commercial use.

DWELLING, MULTI-FAMILY

A building designed to incorporate two or more dwelling units, where the dwelling unit exceeds the size limits of an accessory dwelling unit and where the dwelling unit is totally separated from the other by a wall or a ceiling.

DWELLING, PRINCIPAL

A dwelling or series of attached dwellings that serve as the principal use on a specific parcel.

DWELLING, SINGLE-FAMILY

A building designed for or used exclusively for residential purposes by one family or housekeeping unit.

DWELLING, SINGLE-FAMILY ON PARCELS OF RECORD

A single-family dwelling located on an individual lot of record.

EASEMENT

Authorization in writing by a property owner for another party to use for a specified purpose any designated part of his property.

EDUCATIONAL FACILITY

Buildings or structures that may include primary schools, elementary schools, middle schools, or high schools. See also the definition of “Educational Facility, Higher.”

EDUCATIONAL FACILITY, HIGHER

Public or private schools conducting regular academic instruction at the college level, including graduate schools, universities, community and junior colleges, colleges, non-profit research institutions, and seminaries which may also include related instructional and recreational uses with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees.

EFFLUENT (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

The treated wastewater discharged from a wastewater treatment system and applied to the disposal site(s).

ELEVATED BUILDING

A non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

EMERGENCY FLOOD INSURANCE PROGRAM OR EMERGENCY PROGRAM

The program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

ENTERTAINMENT ESTABLISHMENT

Indoor continuous entertainment activities such as game arcades, video and pinball parlors, pool halls, indoor firing ranges, and similar types of uses, movie theaters, and similar uses.

EQUESTRIAN FACILITIES

Commercial facilities for the boarding or training of equine owned by persons other than the property owner, which may include stalls, feeding areas, paddocks, haylofts, corrals, and other similar exercise, instructional, or performance areas.

EROSION

The removal of soil particles by the action of water, wind, ice or other geological agents, whether naturally occurring or acting in conjunction with or promoted by anthropogenic activities or effects.

EROSION (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), “Erosion” shall be the process of the gradual wearing away of land masses. This peril is not per se covered under the Program.

EXISTING CONSTRUCTION

Any structure for which the start of construction commenced before the effective date of the initial floodplain management code or resolution adopted by the community as a basis for that community’s participation in the NFIP.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or resolution adopted by the community as a basis for that community’s participation in the NFIP.

EXISTING STRUCTURES

See “Existing Construction.”

EXISTING SYSTEM

See Section <>, Savings Provision.48

EXPANSION

An increase in the size of an existing structure or use, including physical size of the land, building, parking, or other improvements or structures.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FAA

The Federal Aviation Administration or its duly designated and authorized successor agency.

FAÇADE

The exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

FALL ZONE

The radius surrounding a tower which is measured by taking the proposed height of a tower and adding any additional height required to accommodate any proposed antennas or any other appurtenances. For the purposes of a Wind Energy Turbine (WET), the fall zone is the area within which there is a potential hazard from falling debris (such as ice) and, in the case of towers, shall not be less than a radius equal in distance to the total height of the WET. The area within the fall zone shall be under the legal care, custody, and control of the WET applicant.

FAMILY

One or more persons related by blood, marriage, adoption, or guardianship (including foster care), and in addition to and including up to five other unrelated persons, occupying a dwelling unit and living as a single housekeeping unit.

FAMILY CHILD CARE HOME

Any place or facility that is operated by any person or entity that provides child care for three or more hours per day for at least five children but not more than seven children who are not related to the primary caregiver; provided, that the maximum number of children present in the family child care home, including related children of the primary caregiver shall not exceed 12, with the exception that, if the family child care home is operated in the occupied residence of the primary caregiver, children related to the primary caregiver nine years of age or older will not be counted in determining the maximum number of children permitted to be present in a “Family Child Care Home” if those children are provided a separate space from that occupied by the family child care home.

FARM

See definition of “Agricultural.”

48 This definition is specific to the Wastewater Treatment and Land Disposal Regulations.

FARM WINERIES

Establishments located on a farm with a producing vineyard, orchard or similar growing area and with facilities on the premises for fermenting and bottling wine and wine related beverages, as well as an area devoted to the sampling and sales of wine and wine-related products.

FCC

The Federal Communications Commission or its duly designated and authorized successor agency.

FENCE

An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas.

FILL MATERIAL

See definition of "Acceptance of Fill Material."

FILLING

The depositing on land, whether submerged or not, of sand, gravel, earth, or other materials of any composition whatsoever.

FINAL PLAT

A map or plan of record of a subdivision and any accompanying material, as described in the Williamson County Subdivision Regulations.

FIREWORK SALES

A business that sells fireworks for a temporary period of time.

FIRM

See "Flood Insurance Rate Map."

FLOOD ELEVATION DETERMINATION

A determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY

The official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- The overflow of inland or tidal waters.
- The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD PROTECTION SYSTEM

Those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODPLAIN ADMINISTRATOR

The floodplain administrator for Williamson County shall be the County Engineer.

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN OR FLOODPRONE AREA

Any land area susceptible to being inundated by water from any source (See definition of “Flooding”).

FLOODPROOFING

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

FLOOD-RELATED EROSION

The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

FLOOD-RELATED EROSION AREA MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

FLOOD-RELATED EROSION AREA OR FLOOD-RELATED EROSION PRONE AREA

A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FLOOR

The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.

FLOOR AREA⁴⁹

The sum of the gross floor area for each of a building's stories measured from the interior wall dimensions. The floor area of a building includes basement floor area. Attic floor area is included only if the attic area meets the Williamson County Building Code standards for habitable floor area. Not included are cellars and unenclosed porches or any floor space in an accessory building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance. The definition of floor area does not include the area of a garage designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance.

FOOTCANDLE

A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one standard candle.

FOOTPRINT

The area of a building measured from the exterior surface of the exterior walls at grade level where a building is elevated above grade level.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

FREEWAY

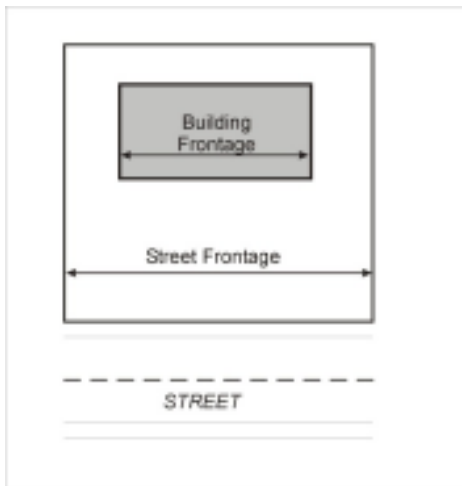
Arterial highways with restricted or limited access, (e.g., Interstate-65, Interstate-40, the Natchez Trace, and State Route-840) as established in the Williamson County Major Thoroughfare Plan.

FRONT FAÇADE

That façade of a building that abuts the required front yard.

FRONTAGE, BUILDING

The length of an enclosed building facing a public or private street.



FRONTAGE, STREET

The distance along which a property line of a lot adjoins a street.

⁴⁹ We will revisit this definition after reviewing Module 3.

FUNCTIONALLY DEPENDENT USE

A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

FUNERAL HOME

An establishment that provides human funeral services, including embalming and memorial services. Crematories are accessory uses to a funeral home.

GARAGES AND CARPORTS

A building, or part thereof, used or intended to be used for the parking and storage of motor vehicles that includes, at a minimum, a roof on supporting walls or columns.

GENERAL INDUSTRIAL SERVICES

Establishments providing industrial services to individuals or businesses that may include welding shops, machinery repair, cleaning services, and other business or industrial related services.

GLARE

The effect from a light source with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

GOLF COURSE

A tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse (with or without eating facilities), shelters, a driving range, putting green, maintenance facilities, an irrigation system, and outdoor storage of materials and equipment.

GOLF DRIVING RANGE

A driving range is a limited area on which players do not walk, but onto which they drive golf balls from a common driving tee.

GOVERNMENT MAINTENANCE, STORAGE, OR DISTRIBUTION FACILITY

A facility housing government shops, maintenance and repair centers, equipment, and outdoor storage yards.

GOVERNMENT OFFICE

An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to, employment offices, public assistance offices, or motor vehicle licensing and registration services.

GRADE

The average level of the finished surface of the ground.

GRADING

Any operation or occurrence by which the existing site elevations are changed; or where any ground cover, natural or man-made, is removed, or any watercourse or body of water, either natural or man-made, is relocated on any site, thereby creating an unprotected area. This includes stripping, cutting, filling, stockpiling, or any combination thereof, and shall apply to the land in its cut or filled condition.

GREENHOUSE, ACCESSORY TO A RESIDENTIAL USE

An enclosed building, permanent or portable, that is largely constructed of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers and other small plants and which is accessory to a residential use.

GROCERY STORE

An establishment engaged in retail and/or wholesale sale of food, foodstuffs, sundries, or other common household items to members of the public.

GROSS DENSITY

See “Density.”

GROUP CHILD CARE HOME

Any place or facility operated by any person or entity that provides child care for three or more hours per day for at least eight children who are not related to the primary caregiver; provided, however, that the maximum number of children present in a group child care home, including those related to the primary caregiver, shall not exceed 12 children, with the exception that, if the group child care home is operated in the occupied residence of the primary caregiver, children related to the primary caregiver nine years of age or older will not be counted in determining the maximum number of children permitted to be present in a group child care home, if those children are provided a separate space from that occupied by the group child care home; and, provided, further, that up to three additional school age children, related or unrelated to the primary caregiver, may be received for child care before and after school, on school holidays, on school snow days and during summer vacation.

HAUL ROAD

Any road constructed, improved, or used by the operation (except public roads) that ends at the pit or mine and which is located within the permitted area.

HEAVY INDUSTRIAL USES

Manufacturing or other enterprises with significant external effects (e.g., significant outdoor manufacturing or storage) or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, and other hazardous materials. Examples of such uses include the manufacturing of alcoholic beverages, processing of meat products, processing of chemicals, petroleum, or coal products, manufacturing of rubber and plastics, leather tanning, manufacturing of stone, clay, glass, and metal products. Other uses include the manufacturing of electrical distribution equipment, railroad yards, processing of asphalt, and transportation related industries.

HEIGHT (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

When referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower or structure, even if said highest point is an antenna or lightening protection device. The height of a tower or structure shall be measured by the existing height at the time this Ordinance was adopted. Any increase in height of an existing tower that exceeds the height limitations of this Ordinance, and shall be considered an extension, shall be required to meet the permitting requirements for said extension.

HEIGHT, BUILDING

The vertical distance, as measured in stories, from the average ground elevation to the highest point of a building or structure. See [Section 23.03:\(E\): Height Measurement and Exceptions](#).

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

HIGHWAY COMMISSION

The Williamson County, Tennessee, Highway Commission.

HILLTOPS AND RIDGETOPS

Hilltops and ridgetops are areas of land with a slope of less than 15%, located directly above moderately steep and/or very steep slope areas, and that are completely surrounded by such steep slope areas. See Figure <>.

HISTORIC SITE

A site that contains any structure or site listed on the National Register of Historic Places, and/or contains historic, dry-laid stonewalls, cemeteries, archaeological sites, or vestiges of early human habitation.

HISTORIC STRUCTURE (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

Historic structure shall mean any structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- Individually listed on the Williamson County, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - By the approved Tennessee program as determined by the Secretary of the Interior or
 - Directly by the Secretary of the Interior.

HOLDER

The individual, corporation, or other entity that holds a Zoning Certificate issued under this Zoning Ordinance.

HOME OCCUPATION

A business, occupation, or profession for financial gain or profit that is incidental to a residential dwelling, operated by a resident occupant of the dwelling unit and which occupation is clearly incidental to and accessory to the residential use of the property.

HOSPITAL

An institution which provides inpatient and outpatient medical and/or surgical care to sick or injured persons.

HOTEL

A building in which temporary lodging, with or without meals, is offered for compensation and in which there are individual sleeping rooms. Such use shall not include “Bed and Breakfast Establishments.”

HOUSEKEEPING UNIT

One or more persons occupying a dwelling unit and living as a single group, and doing their own cooking on the premises as distinguished from a group occupying a bed and breakfast establishment, or hotel.

IMPERVIOUS SURFACE

Impervious surfaces are those which do not absorb water.

INNER AND OUTER APPROACH SURFACE

A surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end.

- The inner edge of the approach surface is the same width as the primary surface and it expands uniformly to a width of:
 - 1,250 feet for that end of a utility runway with only visual approaches;
 - 1,500 feet for that end of a runway other than a utility runway with only visual approaches;
 - 3,500 feet for that end of a non-precision instrument runway other than utility, having visibility minimums greater than three-fourths of a statute mile;
 - 2,000 feet for that end of a utility runway with a non-precision instrument approach;
 - 4,000 feet for that end of a non-precision instrument runway, other than utility, having a non-precision instrument approach with visibility minimums as low as three-fourths statute mile; and
 - 16,000 feet for precision instrument runways.
- The approach surface extends for a horizontal distance of:
 - 5,000 feet at a slope of 20/1 for all utility and visual runways;
 - 10,000 feet at a slope of 34/1 for all non-precision instrument runways other than utility; and,
 - 10,000 feet at a slope of 50/1 with an additional 40,000 feet at a slope of 40/1 for all precision instrument runways.
- The outer width of an approach surface to an end of a runway will be that width prescribed in this Subsection for the most precise approach existing or planned for that runway end.

INSTITUTIONAL SINGLE-FAMILY HOME (1-8 RESIDENTS)

A home in which eight or fewer unrelated mentally retarded, mentally handicapped or physically handicapped persons reside, and may include three additional persons acting as houseparents or guardians, who need not be related to each other or to any of the mentally retarded, mentally handicapped or physically handicapped persons residing in the home. If such home is operated on a commercial basis, it shall be classified as a "Residential Institutional (1-8 Residents)" use type, subject to applicable standards.

INTERMITTENT STREAM

Natural or man-made watercourses that cease to flow for sustained periods during a normal rainfall year (typically during the late summer or fall months).

INTERPRETATION

A formal request, submitted in writing to the Planning Director, requesting a written Interpretation in accordance with [Article 9: Interpretations](#).

JUNK

Means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled or wrecked automobiles, or parts of junked, dismantled or wrecked automobiles, iron, steel, and other old or scrap ferrous or nonferrous material.

JURISDICTIONAL WETLAND

An identified wetland area subject to jurisdiction of any Federal or State regulation.

KARST BUFFER AREA

An area surrounding a karst feature intended to protect the natural resource and the surrounding development from the safety hazards related to karst features.

KARST FEATURES

Karst features shall include, but are not limited to, closed topographic depressions, soil dropouts in solution enlarged joints, exposed solution enlarged joints, sinking streams, groundwater seeps, sinkholes, surface depressions and caves.

LAND DISTURBANCE PERMIT

A permit to allow for the cutting, disturbing, filling, moving of earth, or other land disturbing activities as regulated by the Williamson County Storm Water Management Regulations.

LAND DISTURBING ACTIVITY

An activity on property that results in a change in the existing soil cover, both vegetative and non-vegetative, and/or the existing soil topography. Land disturbing activities include, but are not limited to, development, redevelopment, demolition, construction, reconstruction, clearing, grading, filling, and excavation.

LAND USE PLAN

See “Comprehensive Plan.”

LANDFILL, PRIVATE

A privately owned facility, other than a land application unit, where solid wastes are disposed of by burial in excavated pits or trenches or by placement on land and covering with soil or other approved material.

LANDSCAPING PLAN

A plan that demonstrates how a proposed development will comply with the provisions of [Article 15: Landscaping and Bufferyards](#) of this Ordinance.

LEVEE

A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

LEVEE SYSTEM

A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LEVEL OF SERVICE (LOS)

A measure of effectiveness by which traffic engineers determine the quality of service on elements of a transportation network.

LIGHT INDUSTRIAL USES

A use engaged in the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominately from previously prepared or refined materials (or raw materials that do not need refining). Such uses may include assembly of component parts and the creation of products for sale to wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. Examples may include research and development facilities, production assembly, manufacturing of electronic instruments or components, manufacturing of wood products, furniture, and apparel, printing and publishing businesses, preparation of food products (e.g., non-retail bakery), and pharmaceutical manufacturing.

LIQUOR STORE

An establishment licensed by the State exclusively for the retail sale of alcoholic beverages, excluding beer, in original packages for consumption off the premises where sold.

LOADING SPACE

A space designed and located on lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

LOT

A parcel of land that is part of a plat, legally recorded in the Williamson County Register of Deeds, occupied or intended to be occupied by a principal use or structure.

LOT AREA

The area contained within the boundary lines of a lot.

LOT LINE

See definition of "Property Line."

LOT OF RECORD

See "Parcel of Record".

LOT WIDTH

Lot width is the distance between the side property lines measured along the front property line and shall be maintained to the minimum front yard setback line. See [Figure 23.04-A](#).

LOT, CORNER

A lot abutting two or more streets at their intersection. See [Figure 23.04-A](#).

LOT, DOUBLE FRONTAGE

A lot which has a front line abutting on one street and a back or rear lot line abutting on another street. See [Figure 23.04-A](#).

LOT, FLAG

A lot consisting of two distinct portions:

- The flag, which comprises the main body of the lot and which includes the lot's building envelope; and
- The flagpole, which connects the flag portion of the lot to the road and which, at any point, is less than the minimum lot width for the zoning district in which it is located. See [Figure 23.04-A](#).

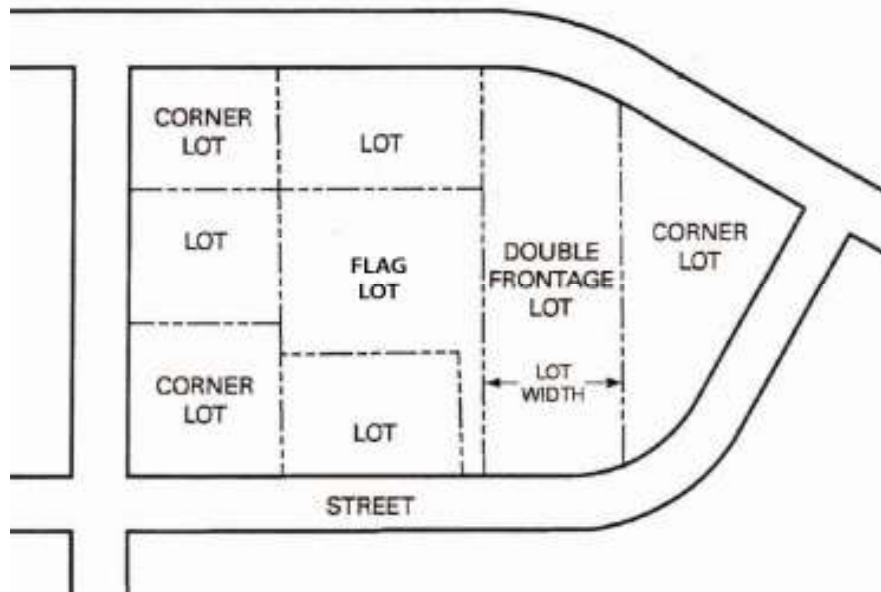


Figure 23.04-A: Illustration of lot configurations and types.

LOT, NONCONFORMING

A lot, the area, dimensions, or location of which was lawful prior to the effective date of this Ordinance, which no longer conforms to the dimensional standards because of an amendment to this Ordinance.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

LUMINAIRE

A complete lighting unit consisting of one or more lamps, together with the components designed to distribute the light, to position and protect the lamps, and to connect the lamps to the electrical power supply. Luminaire shall not include the light pole or sign support structure used to support the luminaire.

MAINTENANCE GUARANTEE OR BOND

A guarantee of facilities or work to ensure the correction of any failures of any improvements required pursuant to this Ordinance or to maintain same.

MANUFACTURED HOME

A factory-manufactured dwelling designed for and occupied by not more than one family or housekeeping unit that consists of sections constructed on two or more chassis, meeting the minimum standards of HUD specifications and mounted on a permanent foundation.

MANUFACTURED HOME (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term Manufactured Home does not include a Recreational Vehicle.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MAP (RELATED TO SPECIAL FLOOD HAZARD AREAS)

The Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

MEAN SEA LEVEL

The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

MEDICAL OR DENTAL CLINIC

Office or clinic uses concerned with the diagnosis, treatment, and care of human beings related to medical or dental. This definition does not include hospitals or outpatient facilities.

MINING OPERATION

The process of obtaining sand, gravel, rock aggregate, clay or similar materials from an open excavation in the earth for financial gain.

MIXED USE/MULTI-TENANT DEVELOPMENT

Development of a lot or structure with two or more different principal uses or nonresidential tenants.

MOBILE HOME

A transportable, factory-manufactured dwelling designed for and occupied by not more than one family or housekeeping unit that is constructed as a single self-contained unit and mounted on a single chassis. All mobile homes shall meet minimum standards of HUD specifications.

MOBILE HOME PARK

A development containing mobile home lots for sale or for rent, including mobile home subdivisions.

MOBILE HOME PLOT

The portion of a mobile home park dedicated for occupation by a single mobile home that shall include the mobile home stand and any private yard space dedicated to such mobile home.

MOBILE HOME STAND

That part of a mobile home lot that has been reserved for the placement of a mobile home.

MODERATELY STEEP SLOPES

Steep slope areas are areas where the slope is between 15 and 25 percent.

MODIFICATION OR MODIFY (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

The addition, or change of any of the components of a wireless facility, such as antennas, cabling, equipment shelters, landscaping, fencing, utility feeds, changing the color of the structure, increase height of the structure, vehicular access, parking and/or an upgrade or changeout of equipment for better or more modern equipment. Adding a new wireless carrier or service provider to a telecommunications tower or telecommunications site is a modification and shall be permitted as such. A modification shall not include the replacement of any components of a wireless facility where the replacement is the same kind or similar to the component(s) being replaced and does not increase the height of the structure or installation of an antenna which does not increase the height of the telecommunication structure.

MODULAR HOME

A dwelling unit constructed on-site in accordance with the applicable building code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Such home shall be deemed a single-family dwelling if it meets all other applicable requirements of this Ordinance. Modular homes shall meet the specifications of Southern Building Code Congress and/or the Tennessee Modular Building Code, and mounted on a permanent foundation.

MOTORIZED CART

A motor vehicle having no less than three wheels and an unladen weight of 1,300 pounds or less that cannot operate at more than 20 miles per hour (e.g., golf carts).

NATIONAL GEODETIC VERTICAL DATUM (NGVD)

As corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

NEW CONSTRUCTION (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

Any structure for which the start of construction commenced on or after the effective date of the initial floodplain management Resolution and includes any subsequent improvements to such structure.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this Ordinance or the effective date of the initial floodplain management resolution and includes any subsequent improvements to such structure.

NIER (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

Non-Ionizing Electromagnetic Radiation

NONCONFORMITY

A nonconforming use, structure, parcel of record, site feature, or sign.

NON-PROFIT ORGANIZATION

Any charitable or not-for-profit organization, corporation, or trust whose purposes include or encompass protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving sites or properties of historical, architectural, archaeological, or cultural significance.

NONTRADITIONAL SEWAGE DISPOSAL SITE (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

The primary land or parcel used for the land disposal of effluent. The wastewater disposal site or sites shall be restricted in their usage to only effluent disposal.

NONTRADITIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

These uses are designed to collect and treat raw wastewater, and store treated wastewater from nonresidential or residential uses and to utilize land to dispose of the treated effluent. The system includes all components, such as treatment mechanisms and methodologies, collection lines, tanks, pump stations, storage ponds and disposal systems.

NONTRADITIONAL SEWAGE TREATMENT SYSTEM (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

The wastewater system used to collect, treat and store the wastewater. The system include all components such as collector lines, septic tanks, pump stations, treatment unit and storage ponds.

NORTH AMERICAN VERTICAL DATUM (NAVD)

As corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

NURSERY

An enterprise which conducts the retail and wholesale sale of plants.

OFFICES

Establishments providing executive, management, administrative, or professional services including, but not limited to, real estate, architecture, legal, travel, employment, advertising, design, engineering, accounting, and similar uses.

OFFICIAL ZONING MAP

The Official Zoning Map of Williamson County, Tennessee.

OPEN SPACE SET-ASIDE

Land or water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

OUTDOOR DISPLAYS AND SALES

The placement of products or materials for sale outside of a retail or wholesale sales establishment.

OUTDOOR STORAGE

The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours.

OUTPATIENT FACILITY

A facility where patients, who are not lodged overnight, are admitted for examination and treatment by one person or a group of persons practicing any form of the healing arts, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, or any such profession, the practice of which is regulated by the State.

OWNER (RELATED TO NONTRADITIONAL SEWAGE TREATMENT AND DISPOSAL SYSTEMS)

Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity, excluding homeowners' associations or other trust indentures, having legal title to or sufficient proprietary interest in the wastewater treatment and disposal systems described in this Ordinance in [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#).

PARCEL

Any legally described piece of land that is created by a partition of land, subdivision, deed, or other instrument recorded with the Williamson County Register of Deeds. See also the definitions of "Lot" and "Site."

PARCEL OF RECORD

Any validly recorded lot which at the time of its recordation complied with all applicable laws, ordinances, and regulations.

PARKING AISLE

A vehicular traffic way or lane within an off-street parking area, used as means of ingress/egress from parking spaces.

PARKING AREA

The entire paved area that encompasses all parking spaces and the parking aisles that provide access to those spaces but that does not include the entry drive or driveway with no direct access to a parking space.

PARKING SPACE

An off-street space available for the parking of one motor vehicle conforming to the standards of this Ordinance.

PARKS OR GENERAL OPEN SPACE

Land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks. Also included are passive recreational uses including but not limited to, arboretums, areas for hiking, nature areas, and wildlife sanctuaries.

PASSIVE RECREATIONAL USES (OPEN SPACE)

Areas used for recreational and/or educational pursuits, which can be carried out with little alteration or disruption to the area in which they are performed. Such uses may include but are not limited to walking, jogging, biking, picnicking, fishing, preservation of natural areas and scenic resources, parks, environmental education, and wildlife habitat protection.

PERFORMANCE GUARANTEE OR BOND

A financial guarantee to ensure that all improvements, facilities or work required by this Ordinance will be completed in compliance with the Ordinance, regulations and the approved plans and specifications of a development.

PERMIT (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

The official document or building permit by which an applicant is allowed to construct and use wireless telecommunications facilities or equipment as granted or issued by the County. This definition is not limited to Zoning Certificates.

PERSON

Any individual, corporation, government agency, government official, business trust, partnership, association, two or more persons having a joint interest, or any other legal entity.

PERSONAL SERVICE ESTABLISHMENTS

Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal services may include, but are not limited to, laundry and dry-cleaning services, barber shops, beauty salons, health and fitness studios, music schools, informational and instructional services, tanning salons, and portrait studios.

PLANNING COMMISSION

The Williamson County Regional Planning Commission.

PLATTED SUBDIVISION

A subdivision that has been formally recorded by the Williamson County Register of Deeds.

PRELIMINARY PLAT

The preliminary drawing or drawings, required as part of the subdivision process, indicating the manner or layout of the subdivision to be submitted to the Planning Commission for approval.

PRIMARY SURFACE

For the purposes of public or private airports, landing strips, and heliports, the primary surface shall be a surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; but when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline. The width of a primary surface is:

- 250 feet for utility runways having only visual approaches.
- 500 feet for utility runways having non-precision instrument approaches.
- For other than utility runways the width is:
 - 500 feet for visual runways having only visual approaches.
 - 1,000 feet for a non-precision instrument runway having non-precision instrument approach with visibility minimums as low as three-fourths of a statute mile, and for precision instrument runways.
 - 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths statute mile.

The width of the primary surface of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway.

PRIVATE RECREATIONAL CENTERS

A recreational facility or club that is exclusively for the use of residents of a subdivision or development that may include swimming pools, tennis courts, clubhouses, and putting greens. Such use does not include “Golf Courses,” and “Driving Ranges” nor, does it include any type of “Recreational and Athletic Facilities” use.

PRODUCE STAND/SEASONAL SALES

A temporary structure or vehicle used in the sale of agricultural products such as fruits, vegetables, and juices where such facilities may sell agricultural products not grown on site. Seasonal sales, including the sale of such items as Christmas trees, pumpkins, seasonal produce, and similar agricultural products, which may be permitted on a temporary basis pursuant to [Section 11.05: Temporary Uses and Structures](#).

PROPERTY LINE

A line of record bounding a lot that divides one lot from another lot, a public right-of-way or any other public or private space. A property line may also be called a “Lot Line.”

PROPERTY LINE, FRONT

That boundary of a lot which abuts an existing or dedicated public or private street or easement.

PROPERTY LINE, REAR

The property line that is opposite and most distant from the front property line.

PROPERTY LINE, SIDE

Any property line other than a front or rear property line.

PROPERTY LINE, STREET

See definition of “Property Line, Front.”

PUBLIC HEARING

A meeting open to the public advertised in advance in the local printed media, or as otherwise required by statute, concerning proposed ordinances, amendments or other official County business which require public participation and input.

PUBLIC SAFETY SERVICES

Facilities operated by public agencies for the protection of the public that may include fire stations and other firefighting facilities, sheriff and police stations, and emergency medical service facilities.

QUORUM

The minimum number of board members that must be present in order to conduct official business or take official action.

REAL ESTATE SALES OFFICE/MODEL HOME SALES

A dwelling unit temporarily converted into a sales and display office or a temporary sales office established in a development or subdivision for the purpose of providing an example of the units in the development.

REASONABLY SAFE FROM FLOODING

Base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

RECREATIONAL AND ATHLETIC FACILITIES, INDOOR

Recreational facilities that are contained primarily within an enclosed structure including skate centers, gymnastics schools, indoor ball fields, swimming pools, bowling alleys, fitness centers, racquetball/tennis facilities, etc.

RECREATIONAL AND ATHLETIC FACILITIES, OUTDOOR

Outdoor recreational facilities including, but not limited to, jogging, cycling, tot lots, play-fields, playgrounds, ball fields, outdoor swimming pools, and tennis courts. Private parks and other open space such as youth recreation camps, are also considered outdoor recreational and athletic facilities.

RECREATIONAL VEHICLE

A vehicular unit that is designed to be used primarily for recreational purposes. Examples include, but are not limited to, travel trailers, motor homes, boats, snowmobiles, and jet skis. Recreational vehicles shall include any mobile structure designed for temporary occupancy but shall not include mobile homes or manufactured homes. Recreational vehicle shall also include any trailers related to the main vehicle.

RECREATIONAL VEHICLE (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

For the purposes of [Section 13.05: Special Flood Hazard Area Protection Standards](#), a recreation vehicle which is:

- Built on a single chassis;
- 400 square feet or less when measured at the largest horizontal projection;
- Designed to be self-propelled or permanently towable by a light duty truck;
- Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

RECYCLING CENTERS

A building in which recyclable material (e.g., paper, glass, plastic, and metal) is collected, processed, and/or baled in preparation for shipment to others who will use those materials to manufacture new products.

RECYCLING DROP-OFF OR OTHER DROP-OFF BOXES

A small collection facility where recyclable materials, clothing, or household goods are purchased or accepted from the public. Typical uses include neighborhood recycling stations and thrift store collection trucks.

REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

RELIGIOUS INSTITUTION

A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to facilitate public worship.

REPAIRS OR MAINTENANCE (RELATED TO WIRELESS TELECOMMUNICATION FACILITIES)

The repair, maintenance, or replacement of any components of a wireless facility where the repair, maintenance or replacement is the same or similar type of component being replaced without the addition, removal or change of any of the physical components or aspects of a wireless facility as originally permitted.

RESEARCH AND DEVELOPMENT FACILITIES

An establishment that conducts research, development, or controlled production of high-technology electronic, industrial, or scientific products or commodities for sale or laboratories conducting educational or medical research or testing.

RESIDENTIAL BUSINESS

A business that is accessory to a residential use, is operated by a resident occupant of the property, and is more intensive than a "Home Occupation."

RESIDENTIAL DISPOSAL USE

These uses are designed to collect and possibly store treated residential wastewater received from offsite treatment facilities. These uses utilize land disposal of the treated effluent after it has been treated at a location offsite. The system includes all components such as collection lines, pump stations, storage ponds, and disposal systems. These uses are subject to Site Plan approval by the Planning Commission and may be located on a development property.

RESIDENTIAL INSTITUTIONAL (1-8 RESIDENTS)

These uses include group homes, convents or monasteries, nursing homes, protective living facilities, and sheltered care homes that are not classified as "institutional single-family homes (1-8 residents)" but that houses eight or fewer unrelated persons. See also definitions for "Retirement Communities" and "Residential Institutional (9 or More Residents)."

RESIDENTIAL INSTITUTIONAL (9 OR MORE RESIDENTS)

These uses include group homes, convents or monasteries, nursing homes, protective living facilities, and sheltered care homes that house nine or more unrelated persons. See also definitions for "Retirement Communities," "Institutional Single-Family Homes (1-8 Residents)," and "Residential Institutional (1-8 Residents)."

RESTAURANT

An establishment whose principal business is the selling of food and beverages to the customer in a ready to consume state, in individual servings. This use type does not include those restaurants serving food and/or beverages to customers in vehicles. See definition of "Restaurant, Drive-In."

RESTAURANT, DRIVE-IN

An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state. The products sold are usually served in containers that are either edible or made of paper, plastic, or other disposable material. Consumption of the products may be within the restaurant building, a motor vehicle that is parked on the premises, or off the premises, in a car or home or other locations as carry-out services.

RETAIL SALES AND SERVICE, EXTENSIVE

Establishments primarily engaged in the sale of goods and materials to the general public and which have large amounts of exterior services and/or storage areas or in partially enclosed structures. Examples of this use type include lumberyards, building material sales, garden centers, and other similar uses. Extensive sales and service uses shall also include large scale retail establishments that exceed 50,000 square feet in size.

RETAIL SALES AND SERVICE, GENERAL

Establishments primarily engaged in the sale of goods and materials to the general public and which do not have outdoor storage or services, but may have outdoor displays. Examples of this use type may include, but are not limited to, bookstores, antique stores, bakeries, grocery stores, and other similar uses.

RETAINING WALL

A structure that provides lateral support for a mass of soil and that owes its stability primarily to its own weight and to the weight of any soil located directly above its base.

RETIREMENT COMMUNITIES

A development that incorporates a variety of residential and nonresidential use types designed for citizens aged 55 and older. See [Section 11.03:\(B\)\(6\): Retirement Communities](#), for the residential and nonresidential use types allowed.

RIDGETOP

See definition of “Hilltops and Ridgetops”.

RIVERINE

Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

ROAD OR STREET, ARTERIAL

Roads that are intended to provide for connectivity between or within communities or to and from collectors and freeways. For the purposes of this Ordinance, an arterial road or street is any roadway listed as established in the Major Thoroughfare Plan⁵⁰ or [Table 19.06-2: Arterial Traffic Shed Capacities](#) herein.

ROAD OR STREET, COLLECTOR

Collector roads and streets connect local streets to the highway system’s arterial roads or provide access to nonresidential uses and arterial streets as established in the Williamson County Major Thoroughfare Plan.

ROAD OR STREET, LOCAL

A roadway, the main purpose of which is to provide access to abutting residential and nonresidential properties.

ROAD OR STREET, RESIDENTIAL

See definition of “Road or Street, Local.”

ROCK QUARRY

An open pit from which building stone, sand, gravel, mineral, or fill is taken to be processed for commercial purposes. See also the definition of “Mining Operation” and “Borrow Pit.”

⁵⁰ Is this the formal name of the County’s thoroughfare plan or is there another document we need to reference?

ROTOR

The blades of a Wind Energy Turbine (WET) and the hub to which they are attached.

RUN-IN SHEDS

A three-sided shed that is open on one side to allow for the sheltering or feeding of equine but that does not include any stalls or other components to corral or permanently shelter equine.

RURAL RETREAT – EXTENSIVE

These are facilities owned and operated by a non-governmental entity for the purpose of providing a rural setting in which lodging, camping and/or conference, meeting, and event facilities are provided for compensation. The use may also include restaurant and/or banquet facilities and recreational amenities of a rural nature. Uses meeting the definition of Rural Retreat - Limited that exceed the size limitation for that use or provide facilities for overnight lodging or camping are also included under this category.

RURAL RETREAT – LIMITED

Facilities owned and operated by a non-governmental entity for the purpose of providing a rural training center and retreat for its employees, members, or affiliates. The use may include conference and meeting facilities, dining facilities, and recreational amenities of a rural nature, none of which shall be open to the general public. No overnight lodging or camping is permitted.

SALVAGE CENTERS

An establishment or place of business that is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. "Salvage Center" includes scrap metal processors, used auto parts yards, yards providing temporary storage of automobile bodies, or parts awaiting disposal as a normal part of the business operation, when the business will continually have like materials located on the premises, garbage dumps and sanitary landfills; "Salvage Center" does not include a recycling center.

SELF-SERVICE STORAGE

A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, or controlled-access stalls or lockers for the dead storage of a customer's goods or wares.

SETBACK

The minimum distance a building or structure must be built from a property line or road right-of-way as defined further in [Section 23.03: Rules of Measurement](#).

SHRUB

A woody plant, smaller than a tree, consisting of several small stems emerging from the ground, or small branches near the ground. Shrubs may be deciduous or evergreen.

SIGN

Any words, lettering, figures, numerals, emblems, devices, trademarks or trade names, or any combination thereof, by which anything is made known and which is designed to attract attention or to convey a message.

SIGN FACE

The area or display surface used for the message.

SIGN PERMIT

A permit reviewed and approved, approved with conditions, or denied by the Codes Compliance Director in accordance with [Article 7: Sign Permits](#).

SIGN, AUXILIARY

A sign which provides special information such as direction, price, sales information, hours of operation, or warning.

SIGN, COMMEMORATIVE

A sign, tablet, or plaque commemorating or memorializing a person, event, structure, or site.

SIGN, ENTRANCE

A sign located adjacent to a development's access point and intended to identify the development.

SIGN, GROUND

A detached sign erected upon or supported by the ground, and which is not attached to any building.

SIGN, ILLEGAL

A sign that has been erected without appropriate permits or otherwise in compliance with the requirements of this Ordinance.

SIGN, PROJECTING

A sign, other than a wall sign, which projects perpendicularly from, and is supported by, a wall of a building or structure.

SIGN, ROOF

A sign that is mounted or otherwise located on the roof of a building or that is wholly dependent upon a building for support and projects above the highest point of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.

SIGN, TEMPORARY

A sign intended to be displayed for a limited period of time that is portable or easily removed or constructed of cloth, canvas, plastic sheet, cardboard, wallboard, inflatable device, or other like materials.

SIGN, WALL OR FAÇADE

A sign fastened to or painted on a wall of a building or structure in such a manner that the wall is the supporting structure for or forms the background surface of the sign and which does not project more than 15 inches from such building or structure.

SITE

A parcel or a series of contiguous parcels that are under the control of one applicant and is subject to an application pursuant to this Ordinance.

SITE AREA

The area of a site, which may contain several contiguous parcels, as determined by an actual on-site survey, less:

- Any land within the current or additional required rights-of-way of existing roads;
- Any land that has been cut-off from the main parcel by a roadway, rail-line, or water course so that common access and use is impossible and where separate uses are not feasible;
- Any land utilized as a wastewater system, storage lagoon, land disposal and back-up disposal, as defined by [Article 20: Nontraditional Wastewater Treatment and Disposal Systems](#).

SITE PLAN, MAJOR

An application for development subject to administrative review by the Planning Commission in accordance with [Section 6.02: Major Site Plan](#).

SITE PLAN, MINOR

An application for development subject to administrative review by the Planning Director in accordance with [Section 6.01: Minor Site Plan](#).

SKETCH PLAN

A generalized concept plan of subdivision offering information in regard to proposed improvements and natural features of the property in question prepared prior to preliminary plat to save time and expense in reaching general agreement as to the form of the plat and the objectives of this Ordinance and the Williamson County Subdivision Regulations.

SKILLED NURSING FACILITIES

Facility which provides in-patient skilled nursing care and related services to patients who require medical, nursing or rehabilitative services but do not require the level of care provided in a hospital.

SLIPPAGE SOILS

Those soils where the parent material is Colluvium (e.g. Delrose as classified by the Natural Resources Conservation Service (NRCS)).

SLOPE

The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

SMALL-SCALE WIND ENERGY TURBINE (SWET)

A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics. SWETs shall have a rated capacity of not more than 60 Kilowatts, be intended primarily to produce energy for on-site power consumption and reduce the need to purchase utility power from the grid, and have the ability to sell power back to the grid.

SOLAR PANEL

A structure designed to utilize solar energy as an alternate for, or supplement to, a conventional energy system.

SPECIAL EVENT – EXTENSIVE IMPACT

A temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located, and is typified by any one or more of the following:

- Sale of alcoholic beverages;
- Attendance of over 750 people;
- Overnight camping; or
- Exceeds two consecutive days.

SPECIAL EVENT – LIMITED IMPACT

A temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located. See also the definition of “Special Event – Extensive Impact.”

SPECIAL FLOOD HAZARD AREA

The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHB. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, AI-30, AE or A99.

SPECIAL HAZARD AREA

An area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHB or FIRM as Zone A, AO, AI-30, AE, A99, or AH.

SPECIAL USE

A use that requires review by the BZA in accordance with Section 5.01: Special Use prior to being permitted in a zoning district.

SPECIALTY EATING OR DRINKING ESTABLISHMENT

Establishments selling specialty food items that normally do not constitute a full meal, including but not limited to, ice cream parlors, dessert cafes, snack shops, juice and coffee houses, and bakeries.

STABLE, ACCESSORY TO A RESIDENTIAL USE

Any building, incidental to an existing residential principal use that shelters equine for the exclusive use of the occupants of the premises.

STACKING LANE OR STACKING SPACE

A waiting area for motorists who remain in their vehicles awaiting service at a drive-through establishment.

STADIUMS AND ARENAS

A large open or enclosed space that is not accessory to an educational facility, used for games, concerts, or other major events and partly or completely surrounded by tiers of seating for spectators.

STADIUMS AND ARENAS ACCESSORY TO AN EDUCATIONAL FACILITY

Stadiums and arenas that are designed to be accessory to an educational facility such as a soccer arena or football stadium associated with a high school.

STATE

The State of Tennessee.

STATE COORDINATING AGENCY(RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

The Tennessee Department of Economic and Community Development's Local Planning Assistance Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

STATE OF TENNESSEE OPERATING PERMIT

Permit issued by TDEC granting approval and authority for the operation of a wastewater treatment and disposal system within the State of Tennessee.

STEALTH OR STEALTH TECHNOLOGY

The characteristics of a telecommunication facilities that minimizes the adverse aesthetic and visual impacts on the land, property, buildings, and other facilities adjacent to, surrounding, and in generally the same area as the requested location of such wireless telecommunications facilities, which shall mean using the least visually and physically intrusive facility that is not technologically or commercially impracticable under the facts and circumstances.

STORY

Part of a building, except a mezzanine, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a basement is more than six feet above grade, such basement shall be considered a story.

STREET LIGHTING

Lighting on poles, with either underground or overhead service, along a street for purposes of illuminating public or private rights-of-way.

STREET LINE

See "Property Line, Front."

STRUCTURAL ALTERATION

Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

STRUCTURE

Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. This includes a fixed or movable building which can be used for residential, business, commercial, agricultural, or office purposes, either temporarily or permanently. "Structure" also includes, but is not limited to, swimming pools, tennis courts, signs, canopies, cisterns, sewage treatment plants, sheds, and similar accessory construction.

STRUCTURE (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

A walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

STRUCTURE, NONCONFORMING

A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to this Ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

SUBDIVIDER

A person who is acting as an "Applicant" or "Agent" as part of a subdivision application pursuant to the Williamson County Subdivision Regulations.

SUBDIVISION

Any subdivision or re-division of a parcel of land as defined under Tennessee Code Annotated. (Also see the Williamson County Subdivision Regulations.)

SUBSTANTIAL DAMAGE

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT

Any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the initial improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the Building Codes Director and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

SWIMMING POOL

A structure, whether above or below grade level, designed to hold water more than 30 inches deep to be used for recreational purposes.

TCA

The Tennessee Code Annotated.

TDEC

The Tennessee Department of Conservation (TDEC).

TELECOMMUNICATIONS

The transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

TELECOMMUNICATIONS STRUCTURE

A structure used in the process of providing wireless transmission of voice data, images or other information including, but not limited to, cellular telephone service, personal communications services, and paging service.

TEMPORARY ASPHALT, ASPHALT REPROCESSING PLANTS, OR ROCK QUARRIES

Temporary asphalt and asphalt reprocessing plants or rock quarries that are used during the construction and improvement of public streets and roadways.

TEMPORARY SHELTER

A temporary dwelling unit that may be used in connection with the construction of a principal dwelling unit and that is to be removed upon completion of the principal dwelling unit.

TEMPORARY STORAGE IN PORTABLE SHIPPING CONTAINERS

A portable structure or container that allows for storage of goods or materials, on or off-site and which is not permanently affixed to a foundation.

TEMPORARY STRUCTURES RELATED TO INSTITUTIONAL USES

A temporary structure that is related and incidental to a use within the institutional use classification that may include temporary classrooms or storage facilities.

TEMPORARY USE PERMIT

A permit reviewed and approved, approved with conditions, or denied by the Planning Director in accordance with [Section 8.02: Temporary Use Permit](#).

TOP OF BANK

The point of a streambank which coincides with its “bankfull” condition. “Bankfull” shall mean the flow stage of a watercourse in which the stream completely fills its channel and the elevation of the water surface coincides with the bank margins.

TOWER

Any structure designed or used primarily to support an antenna for receiving and/or transmitting a wireless signal. This definition includes monopoles.

TRADITIONAL SUBDIVISION - MAJOR

The division of a tract of land into three or more lots, building sites, or other divisions that does not meet the definition of a "Conservation Subdivision."

TRADITIONAL SUBDIVISION - MINOR

The division of a tract of land into two lots, building sites, or other divisions that does not meet the definition of a "Conservation Subdivision."

TRAFFIC SHED

A land area served by a particular segment of an arterial or collector road. The area and boundary of traffic sheds are determined by the anticipated traffic flow generated by the permitted land uses which will be located in that traffic shed utilizing that particular road segment. Arterial sheds are composed of the collector sheds that contribute to traffic generated by land uses surrounding the particular arterial road segment.

TRANSITIONAL SURFACE

These surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface and from the sides of the approach surfaces. Transitional surfaces for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.

TRASH COMPACTION AND TRANSFER STATIONS

Facilities that receive solid waste for separation (recycling), compaction, and eventual transfer of the waste to a landfill or other appropriate facility.

TRAVEL TRAILERS

A recreational vehicle, intended as a temporary residence, that is towed behind a motor vehicle.

TREE CANOPY

A contiguous area of 10,000 square feet or greater, which consists of the crowns of healthy self-supporting trees with a diameter at breast height (DBH) of 3 inches or greater.

TREE, CANOPY

A tree that would occupy the upper canopy of a forest in a natural ecological situation. These trees are often referred to as shade trees. Examples include, but are not limited to, beech, hickory, oak, sassafras, maple and tulip.

TREE, EVERGREEN

A tree with foliage that is not dropped, or that remains green throughout the year.

TREE, UNDERSTORY

A tree that would occupy the understory of a forest in a natural ecological situation. These types of trees are often referred to as ornamental trees. Examples include redbud, hazel, alder, holly, hornbeam, dogwood, witch-hazel, etc.

TRIBUTARY AREA

The drainage area upstream of a specified point including all overland flow that directly or indirectly connects down-slope to the specified point.

TRUCK STOP

A facility intended to provide services to the trucking industry including, but not limited to, convenience stores, gasoline sales, overnight parking, restaurants, and truck scales.

UNIT (RELATED TO NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS)

One single family residential unit with the required equivalent to 300 gallons per day per unit.

UNITS PER ACRE

Dwelling units per acre

USE

Any purpose for which a lot, building, or other structure, or a parcel of land may be designated, arranged, intended, maintained, or occupied; or any activity, occupation, business, or operation carried on or intended to be carried on in a building or other structure or on a parcel of land.

USE, ACCESSORY

A use subordinate to and servicing the principal use or structure on the same parcel and customarily incidental thereto. See [Section 11.04: Accessory Uses and Structures](#).

USE, NONCONFORMING

A use or activity that was lawful prior to the adoption, revision, or amendment of this Ordinance but that fails, by reason of such adoption, revision, or amendment, to conform to the present requirements of the zoning district in which it is located.

USE, PRINCIPAL

The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

USE, TEMPORARY

A use that is established for a fixed period of time with the intent of discontinuing such use upon the expiration of such time. Such uses do not involve the construction or alteration of any permanent structure. Temporary uses may require a Temporary Use Permit or Special Use Approval as established in [Section 11.05: Temporary Uses and Structures](#).

USGS

United States Geological Survey

UTILITIES

Infrastructure services providing regional or community-wide service that normally entail the construction of new buildings or structures such as water towers, waste treatment plants (other than non-traditional wastewater treatment or disposal facilities), potable water treatment plants, and electrical substations that are not defined more specifically elsewhere in this Ordinance. Utilities are:

- Owned or maintained by public utility companies or public agencies;
- Located in public ways or in easements provided for the purpose, or on a customer's premises and not requiring a private right-of-way;
- Reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers; and
- Not including any cross-country line on towers, and not in a private right-of-way.

VARIANCE

A deviation from the requirements of this Ordinance that is approved, approved with condition, or denied by the BZA in accordance with [Section 5.02: Variance](#).

VEHICLE WASHING ESTABLISHMENT

The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

VEHICLE, RECREATIONAL

A vehicle that is:

- Built on a single chassis;
- 400 square feet or less when measured at the largest horizontal projections;
- Designed to be self-propelled or permanently towable by a light duty truck; and

Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

VERY STEEP SLOPES

Steep slope areas where the slope exceeds 25%.

VIOLATION (RELATED TO SPECIAL FLOOD HAZARD AREA PROTECTION STANDARDS)

The failure of a structure or other development to be fully compliant with the Williamson County floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

WALL-MOUNTED LIGHTING

An exterior lighting device that is flush-mounted on a vertical wall surface.

WAREHOUSE

A use engaged in storage of manufactured products, supplies, and equipment excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

WASTEWATER DISPOSAL SITE

The primary land or parcel for the land disposal of treated effluent generated by a nontraditional wastewater treatment system. Also includes the required back-up disposal sites as required by this Ordinance. The wastewater disposal site or sites shall be restricted in their usage to only effluent disposal.

WASTEWATER TREATMENT SYSTEM

The wastewater system used to collect, treat and store the wastewater. The system includes all components such as collector lines, septic tanks, pump stations, treatment unit and storage ponds.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

WATERWAY NATURAL AREA (WNA)

A strip of undisturbed native vegetation, either original or reestablished, that borders streams and rivers, ponds, lakes, wetlands, and springs.

WETLAND

Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

WILLIAMSON COUNTY STORM WATER REGULATIONS

The Storm Water Management Regulations of Williamson County, Tennessee.

WILLIAMSON COUNTY SUBDIVISION REGULATIONS

The Williamson County Subdivision Regulations, adopted by the Williamson County Regional Planning Commission.

WIND ENERGY TURBINE (WET)

Any structure or facility used for the converting of wind energy to electric power, including, but not limited to, towers, blades, motors, transmission wires, buildings, monopoles or other support structures, constructed, installed or operated, or to be constructed, installed or operated.

WIRELESS TELECOMMUNICATIONS FACILITIES

A structure, facility, or location designed, or intended to be used as, or used to support, antennas, or other transmitting or receiving devices. This includes without limit, towers of all types and kinds and structures that employ stealth technology, including, but not limited to structures such as a multi-story building, church steeple, silo, water tower, sign or other structures that can be used to mitigate the visual impact of an antenna or the functional equivalent of such, including all related facilities and equipment such as cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or receiving radio, television, cellular, paging, personal telecommunications services, commercial satellite services, microwave services and services not licensed by the FCC, but not expressly exempt from the County's siting, building and permitting authority, excluding those used for the County's emergency services or exclusively for private, non-commercial radio and television reception and private citizen's bands, amateur radio and other similar non-commercial telecommunications where the height of the facility is below the height limits set forth in this Ordinance. This use type includes a "Telecommunications Tower," "Tower," "Telecommunications Site," and "Personal Wireless Facility."

WNA

Waterway Natural Area

YARD

An open space that lies between the principal structure(s) and the nearest property line.

YARD, FRONT

An open, unoccupied space on a lot, except for accessory structures as herein permitted, that extends between the front property line and the front building line of the principal structure the full distance between the side property lines. See also [Section 23.03:\(D\): Setbacks and Yards](#), for the determination of front yards for corner lots and double frontage lots.

YARD, REAR

An open, unoccupied space on a lot, except for accessory structures as herein permitted, that extends between the rear property line and the rear building line of the principal structure the full distance between the side property lines. See also [Section 23.03:\(D\): Setbacks and Yards](#), for the determination of rear yards for corner lots and double frontage lots.

YARD, SIDE

An open, unoccupied space on a lot, except for accessory structures as herein permitted, that extends between the side property lines and the side building line of the principal structure, between the areas designated as the rear and front yards. See also [Section 23.03:\(D\): Setbacks and Yards](#), for the determination of side yards for corner lots and double frontage lots.

YIELD PLAN

A plan of a subdivision that depicts the maximum number of building lots or dwelling units that could reasonably be built on a parcel of land under the applicable zoning, taking into account resource protection areas.

ZONING CERTIFICATE

A certificate reviewed and approved, approved with conditions, or denied by the Planning Director in accordance with [Section 8.01: Zoning Certificate](#).

ZONING MAP AMENDMENT

An amendment or change to the Official Zoning Map of Williamson County reviewed and decided upon by the County Commission in accordance with [Article 4: Official Zoning Map or Zoning Text Amendments](#).

ZONING TEXT AMENDMENT

An amendment or change to the text of the Williamson County Zoning Ordinance reviewed and decided upon by the County Commission in accordance with [Article 4: Official Zoning Map or Zoning Text Amendments](#).